



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday November 13, 2025**

**5:00 p.m. EST**

**Prepared by HAND Staff**

**In Person:** The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

**Zoom:**

<https://bloomington.zoom.us/j/84269673454?pwd=dupS9LsxFZck6JsGNk3Yh6CNCCv6LS.1>

[Meeting ID: 842 6967 3454](#)

[Passcode: 711912](#)

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# Bloomington Historic Preservation Commission Meeting

**Thursday November 13<sup>th</sup>, 2025, 5:00 P.M.**

## **In Person:**

The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

**Zoom:** [Housing & Neighborhood Development is inviting you to a scheduled Zoom meeting.](#)

[Join Zoom Meeting](#)

<https://bloomington.zoom.us/j/84269673454?pwd=dupS9LsxFZck6JsGNk3Yh6CNCCv6LS.1>

[Meeting ID: 842 6967 3454](#)

[Passcode: 711912](#)

## **AGENDA**

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson at the Housing and Neighborhood Development Department at [anna.killionhanson@bloomington.in.gov](mailto:anna.killionhanson@bloomington.in.gov) or 812-349-3577 and provide your name, contact information, and a link to or description of the document or web page you are having problems with. Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
  - A. October 23<sup>rd</sup>**
- IV. CERTIFICATES OF APPROPRIATENESS**

### **Staff Review**

#### **A. COA 25-72**

118 N Walnut St (Courthouse Square HD)

Eric Stanley

*Replacement of unoriginal storefront window with new design*

#### **B. COA 25-74**

208 E 15th St (Garden Hill HD)

Tina Somes

*Rear Privacy Fence*

#### **C. COA 25-75**

818 E 3rd St (Tri Delta House)

Leighla Taylor

*Amendment to COA 25-40, change in dimensions of yard sign*

### **Commission Review**

**D. COA 25-70**

212 W Kirkwood (Courthouse Square HD)

Ron Walker

*Alterations to storefront*

**E. COA 25-73**

818 E 3rd St (Tri Delta House)

Ciara Williams

*Replacement of copper downspouts and gutters and fascia repair*

**F. COA 25-76**

200 E Kirkwood (People's State Bank)

Nancy Baldwin

*Installation of a wall-mounted sign*

**G. COA 25-77**

703 E 7th St (University Courts HD)

Michael Chamblee

*Amendment to COA 25-32 with addition of deck and expansion of rear addition*

**V. DEMOITION DELAY**

**A. DD 25-25**

503 N Rogers St

Kimley-Horn

*Full demolition*

**VI. OLD BUSINESS**

**A. Violations**

**VII. NEW BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ADJOURNMENT**

Next meeting date is December 11<sup>th</sup>, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

**Bloomington Historic Preservation Commission Members**

- Duncan Campbell (Appointed by Common Council) – Current Term: 1/1/2023 – 12/31/2025
- Karen Duffy (Appointed by Common Council) – Current Term: 1/1/2023 - 12/31/2025
- Andrew (Jack) Baker (Appointed by the Mayor) – Current Term: 1/1/2025 - 12/31/2027
- Ernesto Castaneda (Appointed by the Mayor) – Current Term: 1/1/2024 - 12/31/2026
- Daniel Schlegel (Appointed by the Mayor) – Current Term: 1/1/2025 - 12/31/2027
- Sam DeSollar (Appointed by the Mayor) – Current Term: 1/1/2023 - 12/31/2025
- Melody Deusner (Appointed by the Mayor) – Current Term: 1/1/2024 - 12/31/2026
- Jeremy Hackerd (Appointed by the Mayor) – Current Term: 1/1/2024 - 12/31/2026
- Reynard Cross (Appointed by the Mayor) – Current Term: 1/1/2023 - 12/31/2025
- Drew Herron (Appointed by Common Council) – Current Term: 1/1/2024 – 12/31/2026



## **Accessibility Statement**

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## **Procedure for Certificates of Appropriateness and Demolition Delays**

For each item the Historic Preservation Program Manager will first present a staff report. We will then hear if the Petitioner has any additional information, followed by a round of questions from each Commissioner. We ask that petitioners, the public, and Commissioners refrain from speaking until addressed by the Chair, unless a question is directly addressed to them. If a member of the public or a petitioner wishes to comment, please raise your hand until recognized by the Chair. Once a motion is made we will then open up a discussion of the item for Members of the Commission. We encourage all Commissioners, Petitioners, and members of the public to be civil and respectful at all times.

# **Bloomington Historic Preservation Commission Meeting Minutes - October 23, 2025**

## **CALL TO ORDER**

The meeting was called to order by Vice Chair **Jeremy Hackerd** at 5:02 p.m.

## **ROLL CALL - Parties in Attendance** are listed below:

### **Commissioners:**

Jack Baker  
Reynard Cross  
Melody Deusner  
Karen Duffy, Advisory  
Jeremy Hackerd  
Drew Herron, Advisory  
Daniel Schlegel

### **Staff:**

Noah Sandweiss, HPC Program Manager  
Jamie Kreindler, Sr Zoning Planning  
Anna Lamberti Holmes, Sr Assistant City Attorney  
Tonda Radewan, HAND Staff Liaison

### **Guests/Public:**

Maryellen May, Petitioner (Virtual)  
David Kamen, Petitioner  
Lisa Kamen, Petitioner  
John Butler  
Amy Butler  
Steve Ball  
Alex Brooks, Indiana Landmarks  
James Ford  
Judith Barnes (Virtual)

## **APPROVAL OF MINUTES**

**Daniel Schlegel** made a **Motion to Approve** the minutes from the October 9, 2025 Historic Preservation Commission meeting. **Jack Baker** seconded. **Motion carried 4-0-1** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Melody Deusner (Y), Jeremy Hackerd (A), Daniel Schlegel (Y)

## **CERTIFICATES OF APPROPRIATENESS (COA)**

### **STAFF REVIEW**

#### **COA 25-69**

210 E Gilbert Dr (Matlock Heights HD)

Petitioner: Maryellen May

*Rooftop Solar Panels*

**Noah Sandweiss** gave his presentation on the Petitioner's request noting no concern about damaging or obscuring significant character defining roofing material.

*Please see Meeting Packet for details.*

**Petitioner Maryellen May** was present virtually. **Staff approves COA 25-69.**

**Procedural Statement:** Vice Chair **Jeremy Hackerd** read the Procedural Statement for Certificates of Appropriateness and Demolition Delays. *See Meeting Packet for details.*

### **COMMISSION REVIEW**

#### **COA 25-70**

212 W Kirkwood (Courthouse Square HD)

Petitioner: Ron Walker

*Alterations to storefront*

**Noah Sandweiss** reported that he met with **Petitioner Ron Walker** (not present) earlier in the day who requested that this item be continued as he would like to make some changes to his proposal. **COA 25-70 was tabled by default** due to the Petitioner not being present. This COA will be continued to the next HPC Meeting.

#### **COA 25-71**

407 E 4th St (Greater Restaurant Row HD)

Petitioner: David Kamen

*Construction of chain link fence on side of lot*

**Noah Sandweiss** gave his presentation noting that in September 2025 a chain link fence was erected between two non-contributing properties and that the fence meets planning code for that area, does not obstruct the street facing facade of the building on either side and that chain link fences are common in this district. Sandweiss reported that **staff recommends approval of 25-71**. *Please see Meeting Packet for details.*

**Petitioner David Kamen** was present and had no additional comments.

#### **Commissioner Questions:**

**Jack Baker** asked for clarification on the Petitioner's statement that he was not made aware by the City that a COA was required prior to erecting the fence.

**Noah Sandweiss** responded that he met with the Planning Dept after the issue of the fence was brought to his attention. Sandweiss continued that the Planning Dept may not have been looking at district guidelines and focusing more on the issue of visibility from the public right-of-way since the fence is not on a street-facing facade and the space between the two buildings is not an alley.

**Reynard Cross** asked if the fence is visible from the street and what was established during the conversations with the Planning Dept.

**Noah Sandweiss** responded that the fence is visible from the public right-of-way which requires that this COA have Commission Review and that the guidelines in this district relating to fences may create some confusion, as they are in the section related to outdoor seating areas.

**Reynard Cross** asked the Petitioner how long he has owned this property and during his duration of ownership if he has had any knowledge of it being in a Historic District. **Petitioner David Kamen** responded that he has owned the property for 14 years, has not been aware of the property being in a historic district and consulted with his architect, the Planning Dept and Tim Clapp (Fire Marshall) prior to installing the fence.

**Reynard Cross** asked the Petitioner if in the 14 years he has owned the property if he has ever received the postcard that HAND sends out annually to addresses located in historic districts.

**Petitioner David Kamen** responded that he doesn't remember receiving the postcard, is aware of other historic districts like Elm Heights and hoped that the need for a COA would have been brought up during his discussions with the HAND and Planning Departments prior to the fence being built.

#### **Commissioner Comments:**

**Reynard Cross** commented on his prior experiences with the City as a new owner with property in a historic district noting that he experienced a lack of communication between the departments at that time that he believes still presently exists .

**Reynard Cross** added that he finds it difficult to believe that the Petitioner had no idea that his property is in a historic district and recommends that this COA be treated as a violation.

**Karen Duffy** said that she would like to see this COA be approved as it is not across the front of the property, provides a solution that is neat and tidy in appearance that doesn't harm any adjacent structures. **Karen Duffy** added that she doesn't advise the assignment of a violation.

**Drew Herron** commented that since the Petitioner had made prior contact with the City and was not advised that he needed to obtain HPC approval and the fence meets other required standards, he sees no problem with approving this COA.

**Jeremy Hackerd** added that this is a non-contributing structure within the historic district and commented that the HPC has encountered similar situations both where interpretation of the guidelines could cause confusion and a Petitioner was given differing feedback from the City that can create miscommunication.

**Public Questions/Comments:** None

**Daniel Schlegel** made a **Motion to Approve COA 25-71**. **Jack Baker** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Melody Deusner (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

## **DEMOLITION DELAY (DD)**

### **DD 25-25**

503 N Rogers St

Petitioner: Kimley-Horn

*Full demolition*

**Noah Sandweiss** reported that at the October 9, 2025 HPC meeting the Petitioner agreed to a continuance of this item to November 13, 2025 to provide additional photographs of the property and assess the structural stability of the limestone and steel loading dock at the site to determine if it can be moved to a different location to commemorate the property's history as part of the limestone industry in Bloomington.

**DD 25-25** will be continued to the next HPC Meeting.

## **HISTORIC DESIGNATION (HD)**

**HD-25-03**  
**115 E 12th St (Ivan Adams House)**

**Noah Sandweiss** gave his presentation noting that at the September 25, 2025 meeting, the Historic Preservation Commission recommended that the property located at 115 E 12th Street (Ivan Adams House) be forwarded to City Council for historic designation and placed it under interim protection. **Noah Sandweiss** added that the focus for this meeting is to provide public notice and for the inclusion of a map and Ordinance to City Council. *Please see Meeting Packet for details.*

**Vice Chair Jeremy Hackerd** provided procedural information stating that after Noah Sandweiss provides his staff presentation, the new owners of the house will have an opportunity to comment, then public comment will take place, limited to 3 minutes each, and after that the Commissioners will ask any questions that they may have.

**Noah Sandweiss** reported that the property qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a “Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history” and explained for a property to be eligible for listing under this criterion, the person(s) associated with this property must have made their significant accomplishments at least 50 years ago and the property must be associated with this period in their life or career.

**Noah Sandweiss** provided background on former owners/residents of the house including local stone carver Ivan Adams, historian Robert Quirk, Butler Winery founders James and Susan Butler, opera student Judith Barnes and translator and lecturer Anthony Kerrigan. Sandweiss also noted that the exterior of the building has been fairly unaltered from its original appearance and is an excellent example of a small 1920s California Bungalow. *Please see Meeting Packet for details.*

**Public Comments:**

**John and Amy Butler** announced they are the new owners of the property at 115 E 12th St, are excited to move forward on it's designation, think that it is a wonderful example of Bloomington history and hope to have it preserved forever as it is a monument to Ivan Adams.

**James Ford** commented that he is excited that there may be a historic building designated on his street and to learn more about Ivan Adams. Ford also told the owners that he hopes that someday they can acquire one of Adams' works to install in the house for visitors.

**Steve Ball** commented that he has been living in the neighborhood since 1981 and is happy to support 115 E 12th St for designation instead of demolition as he has seen the changes to the other houses in the area over the decades and doesn't want it replaced with an eyesore.

**Judith Barnes (Virtual)** said she is delighted that the house is being considered for designation and thanked the Commission, those providing support from the neighborhood and the Butlers who have brought this movement forward.

**Barnes** also made a correction to the record that she lived in the house until 1993, not 1991.

#### **Commissioner Questions:**

**Jack Baker** asked for clarification on the forthcoming motion from the Commission.

**Anna Lamberti Holmes** responded that the HPC would make a Motion to recommend for historic designation to the Common Council which includes the property address.

**Karen Duffy** asked if staff research on Ivan Adams indicated that he went through a formal apprenticeship or training as a sculptor.

**Noah Sandweiss** responded that he believes that Ivan Adams worked at Johnny Stone Company, a mill down the street from the house, cutting limestone blocks to size and then moved fairly quickly to sculpting and did some training with Harry Donato who was more of a contemporary.

#### **Commissioner Comments:**

**Jack Baker** commented that approval by the Common Council to protect this house could encourage people to take interest in the preservation of other houses and to either form or become active in their neighborhood associations, especially in those areas that aren't protected within historic districts.

**Reynard Cross** said that he is in full support of the designation of this house and to preserve it as a historic structure.

**Karen Duffy** commented that she is in favor of designation because the limestone industry was so fundamental to Bloomington's history, economic development and contributions across the country. **Karen Duffy** said that to her knowledge there is no formal recognition of any particular stone worker and she would like to see the City of Bloomington recognize a person like Ivan Adams, who has made a mark across the country, as well as contributed to the limestone industry locally.

**Daniel Schlegel** congratulated the new owners of the property and supported the previous comments made by the Commissioners.

**Jeremy Hackerd** said he thinks the most appropriate way to honor Ivan Adams would be with a historical marker where he did his work, next to one of his monuments or something else that he built. Hackerd added that he will be supporting the motion.

**Daniel Schlegel** made a **Motion to Recommend HD-25-03 115 E 12th Street** to the Common Council for Historic Designation. **Melody Deusner** seconded.  
**Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Melody Deusner (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

**Vice-Chair Jeremy Hackerd** read the Resolution stating that the Historic Preservation Commission declares that the property located at 115 E 12th Street meets the following criteria for local designation:

Criterion 1A: Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history.

**Vice-Chair Jeremy Hackerd** stated that the HPC recommends historic designation under Title VIII of the Bloomington Municipal Code to the Common Council with the attached map.  
*See Meeting Packet for details.*

**Vice-Chair Jeremy Hackerd** stated that the property is already under interim protection.

#### **OLD BUSINESS - Outstanding Violations**

**Noah Sandweiss** provided an update on the outstanding violation at 702 East Kirkwood reporting that both he and Anna Lamberti Holmes (Asst City Attorney) have recommended that a fine be levied and a letter to the owner has been drafted for review. Sandweiss added that he received an email earlier today from one of the Petitioners that a subsequent application would be provided to the HPC however it has not yet been received.

#### **NEW BUSINESS - None**

#### **COMMISSIONER COMMENT**

**Reynard Cross** clarified that earlier in the meeting his issue with COA 25-71 was not about the fence per se, it is about retroactive COAs and property owners not being aware of, or educating themselves, if their property is in a historic district and taking the responsibility of following COA procedures if their property is located within one.

#### **PUBLIC COMMENTS**

**James Ford** asked about the process to go back in the HPC records to find out the status of prior demolition delays or if a database or something similar exists.

**Noah Sandweiss** responded that he keeps a log of cases from the HPC meetings that include demo delays, COAs, designations and other items.



**Reynard Cross** asked Noah Sandweiss if the case log precedes his involvement with the HPC. **Noah Sandweiss** responded that it was started by his predecessor Gloria Colom and goes back to 2023.

**Jeremy Hackerd** added that the HPC meetings are recorded and available online should he or any others in the public wish to view the meetings.

## **ADJOURNMENT**

Commissioner **Jeremy Hackerd** adjourned the meeting at 5:47pm.

The next regular meeting date of the HPC is Thursday November 13, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

A video record of this meeting is available on the City of Bloomington YouTube Channel  
[https://www.youtube.com/@city\\_bloomington](https://www.youtube.com/@city_bloomington)

CATS - Community Access Television Services  
<https://catstv.net/m.php?q=15107>

More information about the Historic Preservation Commission can be found here:  
<https://bloomington.in.gov/boards/historic-preservation>

Historic Bloomington webpage: <https://bloomington.in.gov/historic-bloomington>

<b>STAFF APPROVAL</b>	118 N Walnut St (Courthouse Square HD)
<b>COA 25-72</b>	Petitioner: Eric Stanley
<b>Start Date: 10/14/2025</b>	Parcel: 53-05-33-310-043.000-005
<b>RATING: CONTRIBUTING</b>	The Wylie Building, c. 1900 commercial building



**Background:** 118 N Walnut is a turn of the century limestone commercial building with a severely altered storefront. Within the last ten years the centered, unoriginal double doors have been replaced with a double casement window.

**Request:**

October 8, 2025

Mr. Noah Sandweiss

Historic Preservation Program Manager

City of Bloomington, IN

Re: County building permit number C-25-204; CZC numbers C25-465 / CZC2025-09-1293

118 North Walnut Street – Hub Bloomington II Temporary Leasing Office

Application for Certificate of Appropriateness Project Description and Proposed Materials

Dear Mr. Sandweiss:

This application is being submitted for the proposed removal of a limited portion of the existing storefront at 118 North Walnut Street, comprised of a transaction window with glass transom above, to be replaced by a single pane of glass. The proposed replacement glass pane is the center of the three-pane section of storefront. The removal of the transom in addition to the transaction style window would allow the new pane to align with the height of the adjacent exiting panes.

The proposed new glass is to be the same color as the existing adjacent glass. If any portion of the storefront jambs or sill require replacement or refurbishing once the transaction window is removed, the aluminum storefront will be replaced in-kind in both color and profile to match the existing storefront.

Sincerely,

DLR Group

Eric Stanley, AIA, NCARB

Senior Associate

**Guidelines:** Courthouse Square HD

- f) The commission may authorize the Staff of the Commission, on behalf of the Commission, to grant or deny an application for a Certificate of Appropriateness. Staff may review more minor projects such as:
1. Tree removal;
  2. Fencing;
  3. Sidewalks;
  4. Paving materials;
  5. Patios or decks; or
  6. Including other minor exterior changes.
- g) The Staff shall not be authorized to grant or deny an application for a certificate of appropriateness for the following:
1. The demolition of a building, structure, or site.
  2. The moving of a building or site.
  3. The construction of an addition to a building or structure.
  4. The construction of a new building or structure.

### *E. General Guidelines*

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within this document should be preserved. In general, this will minimize alterations that will be allowed.
2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the district. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected.
3. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.
4. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size scale, color, material and character of the property and its environment.

## *A. Primary Façade*

### a) Storefronts

1. The scale and proportion of the existing building, including the recognition of the bay spacing of the upper stories, should be respected in the storefront.
2. The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.
3. The horizontal separation of the storefront from the upper stories should be articulated. Typically, there is horizontal separation between the storefront and upper façade. Changes to the primary façade should maintain this separation and be made apparent.
4. The placement and architectural treatment of the front entrances shall differentiate the primary retail entrance from the secondary access to the upper floors.
5. The treatment of the secondary appointments such as graphics and awnings should be as simple as possible in order to avoid visual clutter to the building and its streetscape.

Using existing openings is preferred, but new openings may be approved on a case-by-case basis.

Use of existing original openings in their original size and shape is preferred but other designs may be approved on a case-by-case basis.

**Staff approves COA 25-72**

The alteration proposed to this noncontributing window would maintain the existing scale, materials, and overall appearance of the storefront with the exception of converting the double casement windows to a single pane. Although this design would not attempt to replicate the building's historic appearance, it would be more consistent with historic storefront window configurations found in the district.





# CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 118 N WALNUT STREET

Parcel Number(s): 53-05-33-310-043.000-005

(OFFICE USE ONLY)

Filing Date:

Case Number:

HPC Hearing Date:

### Bloomington Historic District:

- ☒ Courthouse Square Historic District
- ☐ Elm Heights Historic District
- ☐ Fairview Historic District
- ☐ Garden Hill Historic District
- ☐ Greater Prospect Hill Historic District
- ☐ Maple Heights Historic District
- ☐ Matlock Heights Historic District
- ☐ McDoel Historic District
- ☐ Near West Side Historic District
- ☐ Prospect Hill Historic District
- ☐ Restaurant Row Historic District
- ☐ Showers Brothers Furniture Factory Historic District
- ☐ University Courts Historic District
- ☐ Other:

### RATING (City of Bloomington Survey of Historic Sites and Structures)

- ☐ Outstanding
- ☐ Notable
- ☒ Contributing
- ☐ Non-Contributing

### APPLICANT INFORMATION:

Name: Eric Stanley

Email: estanley@dlrgroup.com

Address: 333 W Wacker Dr, Suite 850, Chicago, IL 60606

Phone: 312-780-1037

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Name: Joani Rollins

Email: propertymanager@sargerentals.com

Address: 2523 N Walnut Street, Bloomington, IN 47404

Phone: 812-330-1501



**PROPOSED WORK (Check all that Apply):**

- ☐ New construction
  - ☐ Principal building
  - ☐ Accessory building or structure
  - ☐ Addition to existing building
- ☐ Demolition
  - ☐ Full Demolition
  - ☐ Partial Demolition
- ☐ Moving a building
- ☒ Alterations to the façade or exterior spaces of the property
  - ☒ Window replacement
  - ☐ Door replacement
  - ☐ Siding
  - ☐ Roof material
  - ☐ Foundation
  - ☐ Other façade element: \_\_\_\_\_
- ☐ New Signage
- ☐ Alterations to the yard
  - ☐ Alteration to fences, walls
  - ☐ Tree removal
- ☐ Other(s): \_\_\_\_\_

**ADDITIONAL REQUIRED DOCUMENTS**

- ☒ Written description of the nature of the proposal.
- ☒ Written description of all of the proposed materials to be used.
- ☒ Between 3 and 5 photographs of the historic site and/or structure before changes.
- ☒ Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- ☒ A map of the site with the site boundaries indicated.

**CERTIFICATION**

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

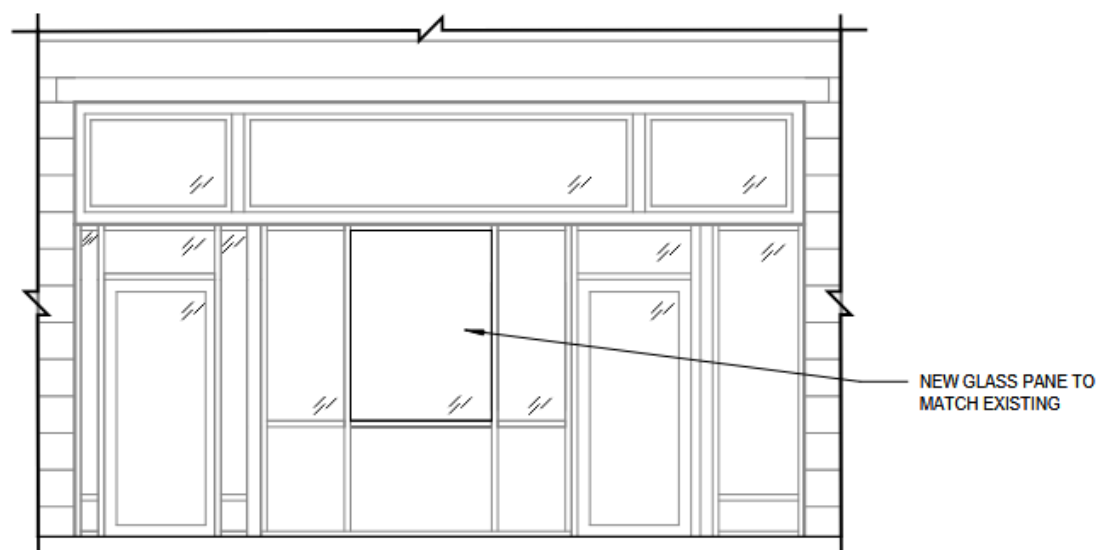
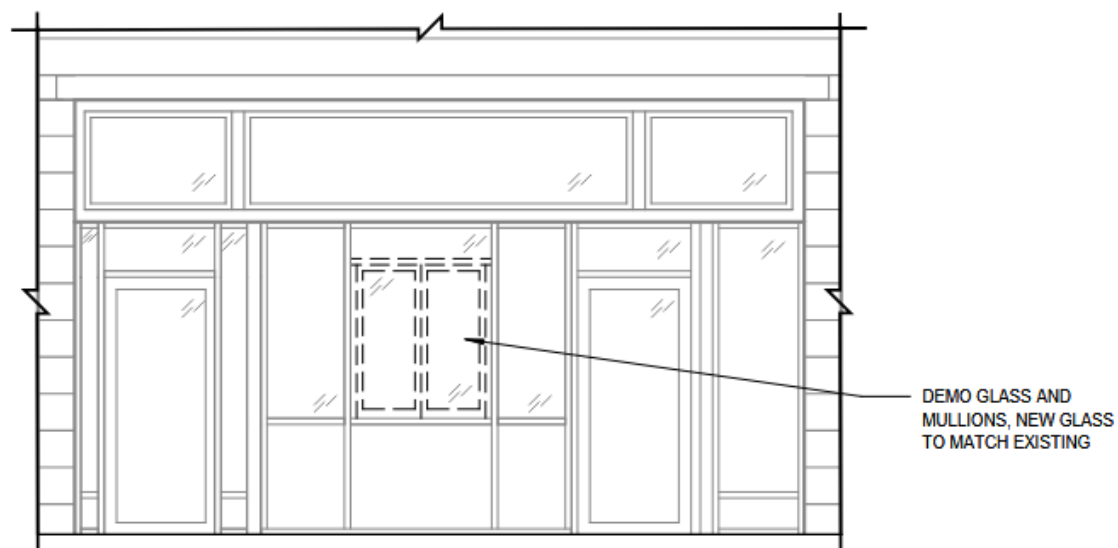
1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

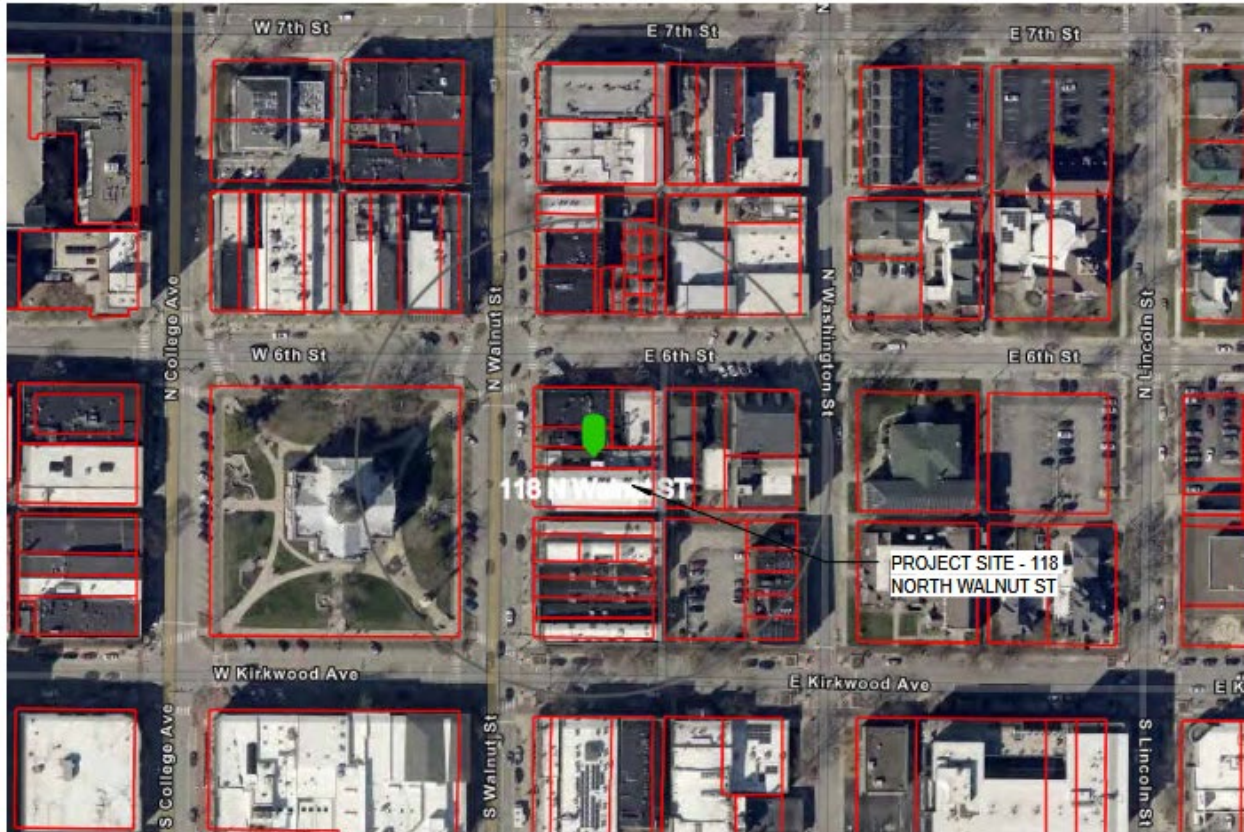
Applicant's Signature: \_\_\_\_\_ Eric Stanley

\*Digitally signed by Eric Stanley  
(DN: cn=Eric Stanley, o=City of Bloomington, ou=City of Bloomington, email=eric.stanley@cityofbloomington.com, c=US)  
Date: 2025.10.14 11:09:54 -0500

Date: 10/14/2025









<b>STAFF APPROVAL</b>	208 E 15th St (Garden Hill HD)
<b>COA 25-74</b>	Petitioner: Tina Somes
<b>Start Date: 10/20/2025</b>	Parcel: 53-05-33-202-060.000-005
<b>RATING: CONTRIBUTING</b>	c. 1930 bungalow



**Background:** 208 E 15<sup>th</sup> St is a side gabled 1928 minimal traditional house with a classical portico. It retains a high degree of integrity.

**Request:**

City Of Bloomington  
Bloomington Historic Preservation Commission  
Date: October 20, 2025  
Property Manager; The Brawley Group LLC  
Address: PO BOX 5543 Bloomington, IN 47407  
Proposal for a 6-Foot Pine Fence  
Parcel Number 53-05-33-202-060.000-005  
Alt Parcel Number 013-29220-00  
Property Address 208 E 15th ST

Bloomington IN 47408

This proposal outlines the plan for the installation of a 6-foot pine privacy fence on the above-referenced property. This project is intended to enhance the property's privacy and provide a safe and secure outdoor space for pets and children.

#### Project details

- Fence type: Severe weather Dog Ear Privacy Fence
- Fence height: 6 feet.
- Color: Wood
- Location: The fence will be installed along the property line, entirely within the designated setback area and not extending into the front yard setback. A site plan is attached for visual reference. There will be two 4' gates.

#### Compliance with city code

The proposed fence will be constructed in full compliance with the City of Bloomington Unified Development Ordinance (UDO) regarding fence height, materials, and placement within the [rear/side] yard. We confirm the following:

- The fence will not be installed within the front yard setback, which limits opaque fences to 42 inches in height.
- The fence will not obstruct visibility on roads or sidewalks.
- All necessary permits will be obtained prior to construction.

#### Supporting documents

The following documents are included with this proposal:

- Site plan showing the exact location and dimensions of the proposed fence.
- A diagram or image of the 6-foot fence style.
- We have attached two bids

#### Conclusion

We believe this project aligns with local ordinances and will serve as a safe and aesthetic improvement to the property. We are available to meet with the Planning and Transportation Department to discuss this proposal further.

Respectfully,

Tina Somes

The Brawley Group LLC

812 361 6278

#### **Guidelines:** Garden Hill HD

#### FENCES

Fences are regulated in an historic district. An inappropriate fence can deface the streetscape. Wooden and vinyl privacy fences (including

stockades, basket weave and split rail) are relatively modern styles of fencing and should be hidden in rear yards, if used.

Historically fences facing the street have been no more than four feet in height, measured from the elevation of an adjacent sidewalk. Modifying the existing and historic grade to increase the height of the fence and obscure the view of the house from the street is not appropriate on visible elevations. Later fences that have been modified in conflict with the goals of these guidelines may not be used to justify heights in excess of those recommended here.

**Staff approves COA 25-74**

The proposed privacy fence would be set back from the front elevation not obscuring the house, and would meet Unified Development Ordinance Guidelines.



**CITY OF  
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

**APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS**

**INFORMATION ABOUT THE PROPERTY**

**Address of Property:** 208 E 15th St Bloomington IN 47408

**Parcel Number(s):** 53-05-33-202-060.000-005

(OFFICE USE ONLY)

Filing Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

HPC Hearing Date: \_\_\_\_\_

**Bloomington Historic District:**

- ☐ Courthouse Square Historic District
- ☐ Elm Heights Historic District
- ☐ Fairview Historic District
- ☒ Garden Hill Historic District
- ☐ Greater Prospect Hill Historic District
- ☐ Maple Heights Historic District
- ☐ Matlock Heights Historic District
- ☐ McDoel Historic District
- ☐ Near West Side Historic District
- ☐ Prospect Hill Historic District
- ☐ Restaurant Row Historic District
- ☐ Showers Brothers Furniture Factory Historic District
- ☐ University Courts Historic District
- ☐ Other: \_\_\_\_\_

**RATING (City of Bloomington Survey of Historic Sites and Structures)**

- ☐ Outstanding
- ☐ Notable
- ☐ Contributing
- ☐ Non-Contributing

**APPLICANT INFORMATION:**

**Name:** The Brawley Group LLC **Email:** tina@thebrawleygroup.com

**Address:** PO Box 5543 Bloomington IN 47407 **Phone:** 8123616278

**PROPERTY OWNER INFORMATION:**

**Check if the Applicant is the property owner** ☐

**Name:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_



**PROPOSED WORK (Check all that Apply):**

- ☐ New construction
  - ☐ Principal building
  - ☐ Accessory building or structure
  - ☐ Addition to existing building
- ☐ Demolition
  - ☐ Full Demolition
  - ☐ Partial Demolition
- ☐ Moving a building
- ☐ Alterations to the façade or exterior spaces of the property
  - ☐ Window replacement
  - ☐ Door replacement
  - ☐ Siding
  - ☐ Roof material
  - ☐ Foundation
  - ☐ Other façade element: \_\_\_\_\_
- ☐ New Signage
- ☐ Alterations to the yard
  - ☐ Alteration to fences, walls
  - ☐ Tree removal
- ☒ Other(s): 6' Wood Privacy Fence

**ADDITIONAL REQUIRED DOCUMENTS**

- ☒ Written description of the nature of the proposal.
- ☒ Written description of all of the proposed materials to be used.
- ☒ Between 3 and 5 photographs of the historic site and/or structure before changes.
- ☒ Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- ☒ A map of the site with the site boundaries indicated.

**CERTIFICATION**

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature:  Date: 10/20/2025

ESTIMATE DATE

10-16-2025

# ESTIMATE AND PROPOSAL VALUE FENCE COMPANY

OWNER: KIRK MULLIS  
7122 W. DINSMORE ROAD  
BLOOMINGTON INDIANA \* 47403  
PHONE: 812-824-9881  
EMAIL: VALUEFENCE@COMCAST.NET

Fully  
Insured

Brawley (Tina Somes)

812-361-6278

Customer/Company Name

Phone #

Work/Cell #

tina@thebrawleygroup.com

208 E 15th St,

Job Site

Mailing Address

Fax #

Bloomington

Indiana

47408

City

State

Zip

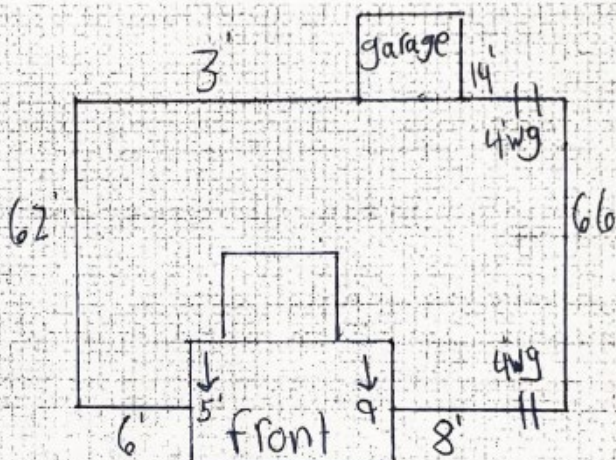
County

Twp.

Cross Street

WALK GATES DGATES

- RESIDENTIAL CHAIN LINK
- COMMERCIAL CHAIN LINK
- GALVANIZED WIRE
- VINYL COATED WIRE
- VINYL COATED WIRE
- WOOD PICKET
- WOOD PRIVACY
- SPLIT RAIL
- GALVANIZED WIRE
- VINYL COATED WIRE
- CUSTOM PICKET
- CUSTOM PRIVACY
- OTHER
- PROPERTY PDS FOUND
- FOLLOW CONTOUR - FENCE
- CLOSE TO GROUND,
- TOP MAY BE UNEVEN
- EVEN AT TOP



Note: 62' side bushes will need trim back or cut down

TOTAL \$ 5985.00

INSTRUCTIONS AND COMMENTS:

install APPROX 159ft 6ft tall treated  
Shadow box with 2-4ft walk gates  
Specs  
4x4x8  
2x4x8 / treated pine  
1x6x6  
100lbs concrete per Post

THIS CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS PRINTED ON THE REVERSE SIDE AND WHICH ARE MADE A PART HEREOF BY THIS REFERENCE. PAYMENT IN FULL IS DUE UPON COMPLETION OF FENCE. UNPAID BALANCES ARE SUBJECT TO AN INTEREST RATE OF 1 1/2% MONTH FROM DATE OF COMPLETION OF FENCE.

VALUE FENCE COMPANY (SELLER)

BY: Brettan Mullis  
(Authorized Signature)

Acceptance of Proposal - The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

1/3 Deposit Required @ Signing

Signature: X

Date: X

"Building Our Reputation One Fence at a Time"







<b>STAFF APPROVAL</b>	818 E 3rd St (Tri Delta House)
<b>COA 25-75</b>	Petitioner: Leighla Taylor
<b>Start Date: 10/22/2025</b>	Parcel: 53-08-04-104-033.000-009
<b>RATING: OUTSTANDING</b>	c. 1930 Tudor Revival Sorority



**Background:** The Indiana University Tri-Delta house is individually listed as a local historic district. The building demonstrates a high degree of integrity. On July 24<sup>th</sup>, COA 25-42 was issued for the installation of a standing sign, however the dimensions of the sign proposed have changed from 60"x18" to 50"x36"

**Request:** Installation of a 50"x36" vinyl standing sign on 48" wooden posts.

**Guidelines:** US Department of the Interior Preservation Brief 25: The Preservation of Historic Signs

New Signs and Historic Buildings

- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building.

**Staff approves COA 25-75**

The proposed sign is modest in scale and design, similar to many other signs on the Indiana University Campus. Its location on the lot does not obscure or damage any historic features. The alterations proposed for the design are no less appropriate than the previous design.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

**Address of Property:** 818 E 3rd Street, Bloomington, IN 47406

**Parcel Number(s):** 53-08-04-104-033.000-009

(OFFICE USE ONLY)

Filing Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

HPC Hearing Date: \_\_\_\_\_

### Bloomington Historic District:

- ☐ Courthouse Square Historic District
- ☐ Elm Heights Historic District
- ☐ Fairview Historic District
- ☐ Garden Hill Historic District
- ☐ Greater Prospect Hill Historic District
- ☐ Maple Heights Historic District
- ☐ Matlock Heights Historic District
- ☐ McDoel Historic District
- ☐ Near West Side Historic District
- ☐ Prospect Hill Historic District
- ☐ Restaurant Row Historic District
- ☐ Showers Brothers Furniture Factory Historic District
- ☐ University Courts Historic District
- ☒ Other: Local Historic District

### RATING (City of Bloomington Survey of Historic Sites and Structures)

- ☐ Outstanding
- ☐ Notable
- ☐ Contributing
- ☐ Non-Contributing

### APPLICANT INFORMATION:

**Name:** Leighla Taylor

**Email:** Leighla.taylor@fastsigns.com

**Address:** 2454 S Walnut St, Bloomington, IN 47401

**Phone:** 812-318-8029

### PROPERTY OWNER INFORMATION:

**Check if the Applicant is the property owner** ☐

**Name:** Kelly Hane

**Email:** iugphiahc@gmail.com

**Address:** 818 E Third St, Bloomington, IN 47405

**Phone:** \_\_\_\_\_

**PROPOSED WORK (Check all that Apply):**

- ☐ New construction
  - ☐ Principal building
  - ☐ Accessory building or structure
  - ☐ Addition to existing building
- ☐ Demolition
  - ☐ Full Demolition
  - ☐ Partial Demolition
- ☐ Moving a building
- ☐ Alterations to the façade or exterior spaces of the property
  - ☐ Window replacement
  - ☐ Door replacement
  - ☐ Siding
  - ☐ Roof material
  - ☐ Foundation
  - ☐ Other façade element: \_\_\_\_\_
- ☒ New Signage
- ☐ Alterations to the yard
  - ☐ Alteration to fences, walls
  - ☐ Tree removal
- ☐ Other(s): \_\_\_\_\_

**ADDITIONAL REQUIRED DOCUMENTS**

- ☒ Written description of the nature of the proposal.
- ☒ Written description of all of the proposed materials to be used.
- ☒ Between 3 and 5 photographs of the historic site and/or structure before changes.
- ☒ Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- ☒ A map of the site with the site boundaries indicated.

**CERTIFICATION**

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: Leighla Taylor

Digitally signed by Leighla Taylor  
Date: 2025.10.22 15:30:30 -0400

Date: \_\_\_\_\_

# SIGN RENDERING

## Gamma Phi Beta

818 E 3rd Street, Bloomington, IN 47406

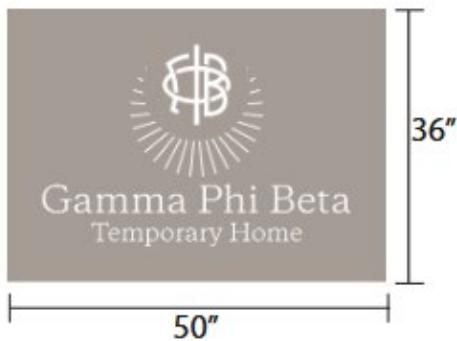
### Material:

6MM ACM Panel with 1st surface vinyl graphics.

Mounted between two (2) 4"x4" wooden posts with caps painted dark gray.

### SIZE:

60" w x 18" h (6.5 sq. ft.)





# SIGN RENDERING

## Gamma Phi Beta

818 E 3rd Street, Bloomington, IN 47406

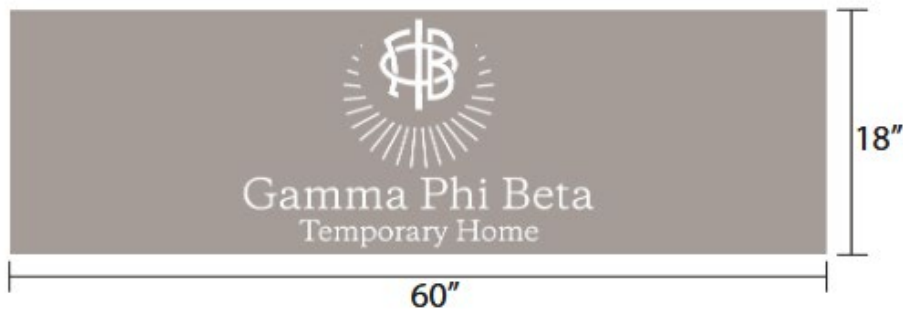
### Material:

6MM ACM Panel with 1st surface vinyl graphics.

Mounted between two (2) 4"x4" wooden posts with caps painted dark gray.

### SIZE:

60" w x 18"h (6.5 sq. ft.)



Previous design

<b>STAFF RECOMMENDATIONS</b>	Address: 212 W Kirkwood Ave (Courthouse Square HD)
<b>COA 25-70</b>	Petitioner: Ron Walker
<b>Start Date: 10/1/2025</b>	Parcel: 53-05-33-310-256.000-005
<b>RATING: NOTABLE</b>	c. 1860 Italianate hotel



**Background:** Built in 1882, the Bundy Hotel, or Irish Lion Building, retains all of its original ironwork, with its pressed cornice of brackets and modillions and the cast iron columns with their fluting and detailed bases and crowns. The limestone quoins at the ground level separate the two sections of the building, which is also reflected in the brickwork at the cornice. On October 9<sup>th</sup> a COA was approved for the replacement of existing windows. This follow up proposal was submitted for the October 23<sup>rd</sup> meeting of the BHPC, and continued at the request of the petitioner who wished to change the proposed mullion arrangement for the storefront windows.

**Request:**

"As part of the renovation of the former Irish Lion, we seek to make modifications to the storefront: the 1st floor, South exterior. In summary, we seek to take two primary actions:

1. Remove the non-historic architectural feature (the door & alcove) that projects outward on the left (west) end of the storefront.
2. Align the double door entrance so that the doors are centered in between the two columns. As part of this, we would replace the windows, so they were even/balanced or symmetrical on each side.

Please see the attached image for a visual clarification.

The existing storefront consists of single pane glass; the wood construction was most likely installed when the Irish Lion was created in the early 1980s. The current glass is not energy efficient, and the wood construction is in poor condition and has not been maintained.

Our intention is to replicate the trim with new construction while centering the double doors, creating a symmetrical façade. New doors will be constructed to match the existing doors. The only difference will be insulated glass panels will replace the stained glass that was added by the Irish Lion. The intent is to provide maximum daylight to the interior.

In summary, the front façade will be re-built with energy efficient material while matching the existing wood trim in profile, dimension and the existing black color and the doors will be located to make the front symmetrical."

\*Although not depicted in the rendering, the pediments and other details on the front doors are to be replicated. The wall tile in the vestibule is to be replaced with tile imitating the historic tile on east wall of the exterior entrance.

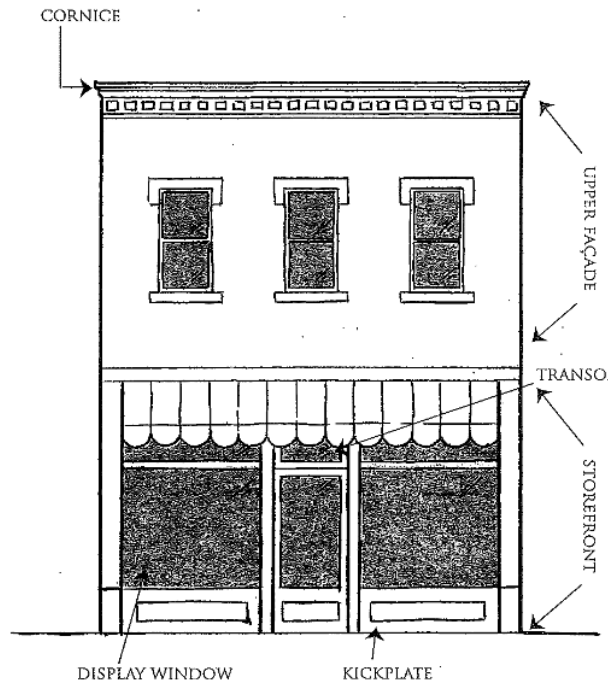
**Guidelines:** Courthouse Square HD

## 2. GUIDELINES FOR REHABILITATION AND MAINTENANCE

### A. Primary Façade

#### a) Storefronts

1. The scale and proportion of the existing building, including the recognition of the bay spacing of the upper stories, should be respected in the storefront.
2. The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.
3. The horizontal separation of the storefront from the upper stories should be articulated. Typically, there is horizontal separation between the storefront and upper façade. Changes to the primary façade should maintain this separation and be made apparent.
4. The placement and architectural treatment of the front entrances shall differentiate the primary retail entrance from the secondary access to the upper floors.
5. The treatment of the secondary appointments such as graphics and awnings should be as simple as possible in order to avoid visual clutter to the building and its streetscape.



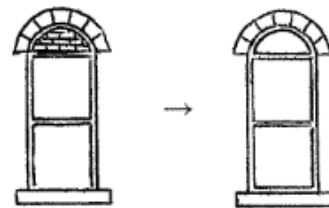
c) Exterior Walls, General

1. Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, architectural details, and other character-defining features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.
2. When character-defining elements and features (decorative and functional) of exterior walls cannot be repaired, they should be replaced with materials and elements which match the original or building period in material, color, texture, size, shape, profile and detail of installation. Any replacement design for a fixture or window that is within the district and that has been previously approved for a State or Federal tax credit project may be approved at the Staff level.
3. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
4. Using existing openings is preferred, but new openings may be approved on a case-by-case basis.
5. Use of existing original openings in their original size and shape is preferred but other designs may be approved on a case-by-case basis.

LEAD PAINT PER BMC

Peeling, flaking and chipped paint on the exterior of a property or its accessory structures shall be eliminated and accomplished in accordance with any applicable rules or regulations established by the United States Environmental Protection Agency or the state department of environmental management. [Exceptions may apply, see Appendix]

6. Re-opening original openings which have over time been filled is encouraged.



7. Changing paint color where paint is the existing application or painting previously unpainted surfaces will be reviewed by the Bloomington Historic Preservation Commission and should be appropriate with the overall character of the district.

**Staff recommends approval of COA 25-70**

Comparing the oldest available photograph of the Bundy Hotel Building with its appearance from the same angle in 2025, the primary entrance appears to have been moved off-center in the last century. During this time, the storefront has undergone several changes including the addition of an alcove door on the west end of the façade and the addition and removal of a canopy. The current fenestration pattern and materials as well as the proposed alterations do appear very similar to the building's original appearance.

The front double doors were already in place when the building was last renovated and are most likely original. Old holes and impressions in the doorway indicate, however, that they may have originally been hung differently. The stained glass was installed at a later date as well. Overall the condition of these doors have deteriorated, and repairs may be difficult or ineffective where wood is missing.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

**Address of Property:** 212 W Kirkwood Avenue

**Parcel Number(s):** 53-05-33-310-258.000-005

(OFFICE USE ONLY)

Filing Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

HPC Hearing Date: \_\_\_\_\_

### Bloomington Historic District:

- ☒ Courthouse Square Historic District  
Elm Heights Historic District  
Fairview Historic District  
Garden Hill Historic District  
Greater Prospect Hill Historic District  
Maple Heights Historic District  
Matlock Heights Historic District  
McDoel Historic District  
Near West Side Historic District  
Prospect Hill Historic District  
Restaurant Row Historic District  
Showers Brothers Furniture Factory Historic District  
University Courts Historic District  
Other: \_\_\_\_\_

### RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding  
☒ Notable  
Contributing  
Non-Contributing

### APPLICANT INFORMATION:

Name: Ron Walker Email: ron.walker@cfcproperties.com

Address: 101 W Kirkwood Avenue, Bloomington, Indiana 47404 Phone: 812-327-1131

### PROPERTY OWNER INFORMATION:

**Check if the Applicant is the property owner**

Name: Elliemae's Boutique LLC Email: ron.walker@cfcproperties.com

Address: 101 W Kirkwood Avenue, Bloomington, Indiana 47404 Phone: 812-327-1131



**PROPOSED WORK (Check all that Apply):**

New construction

Principal building

Accessory building or structure

Addition to existing building

Demolition

Full Demolition

Partial Demolition

Moving a building

Alterations to the façade or exterior spaces of the property

× Window replacement

× Door replacement

Siding

Roof material

Foundation

× Other façade element: replacing front facade in profile and material of the existing

New Signage

Alterations to the yard

Alteration to fences, walls

Tree removal

Other(s): \_\_\_\_\_

**ADDITIONAL REQUIRED DOCUMENTS**

- × Written description of the nature of the proposal.  
Written description of all of the proposed materials to be used.
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- × A map of the site with the site boundaries indicated.

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2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: Ron Walker Date: 10/1/25



## EXISTING SOUTH ELEVATION

SCALE  $\frac{1}{4}" = 1'-0"$





## PROPOSED SOUTH ELEVATION

SCALE  $\frac{1}{4}" = 1'-0"$



Lovel Burch Hotel



1979 Pre-renovation



1970s



Historic framing on either side of storefront





2x4s installed for vestibule

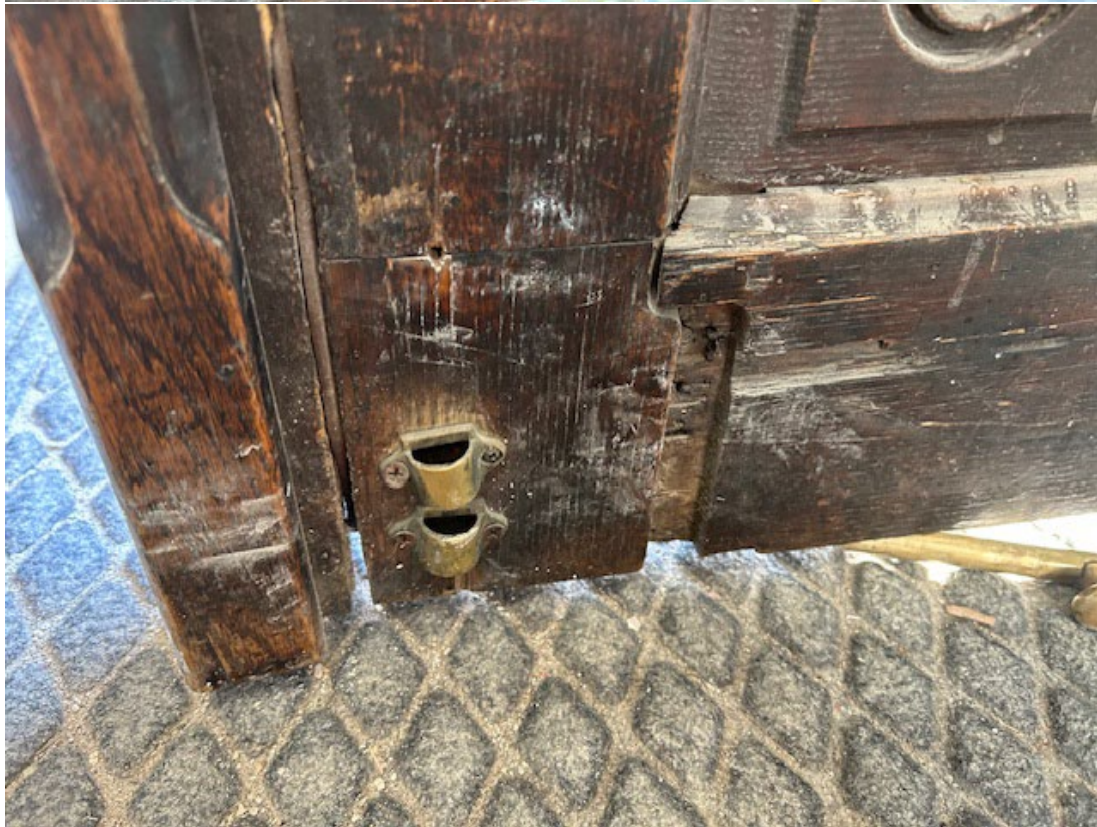


Vestibule interior

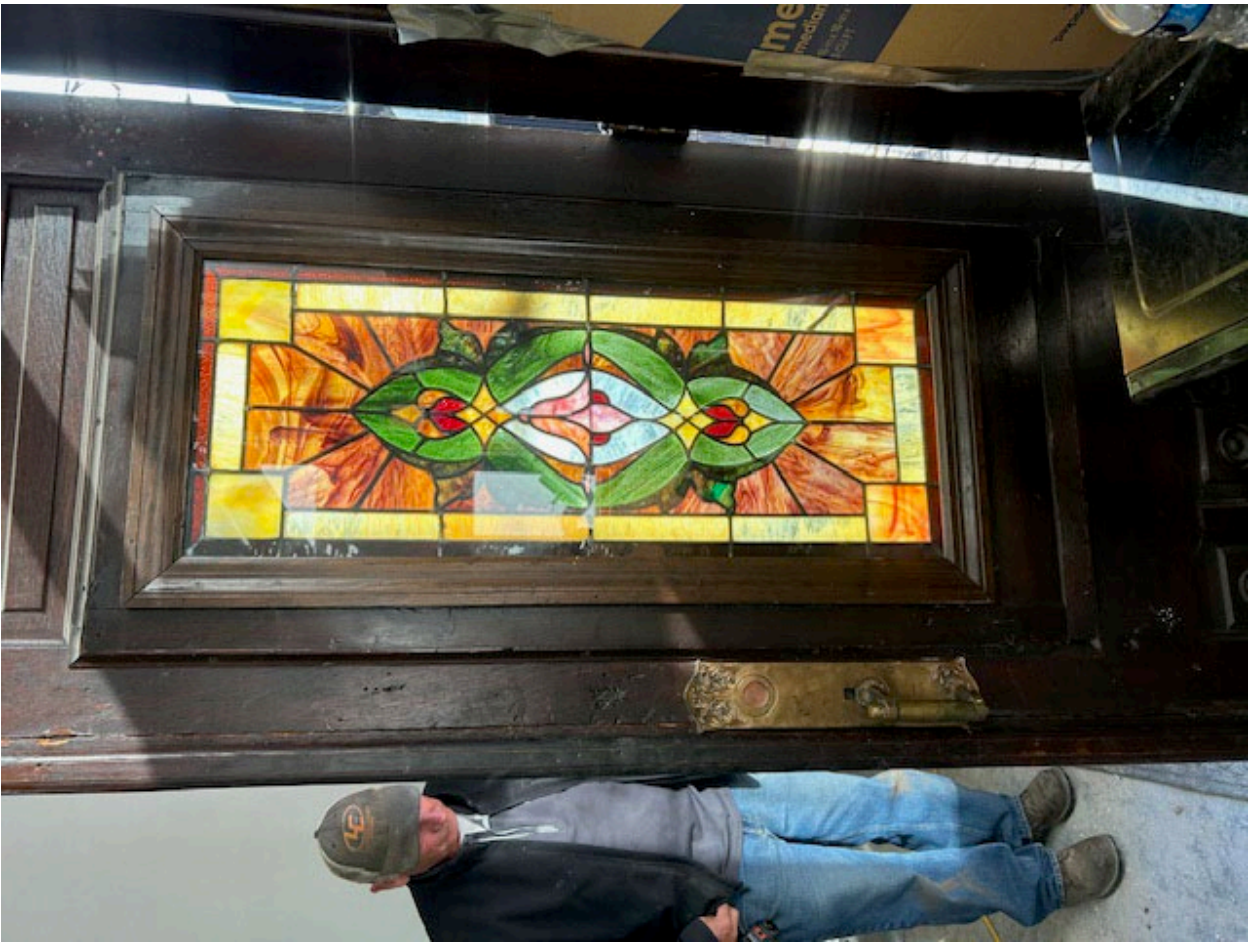


Vesitbule entrance





Condition of centered doors





<b>STAFF RECOMMENDATIONS</b>	Address: 818 E 3rd St (Tri Delta House)
<b>COA 25-73</b>	Petitioner: Ciara Williams
<b>Start Date: 10/16/2025</b>	Parcel: 53-08-04-104-033.000-009
<b>RATING: OUTSTANDING</b>	c. 1930 Tudor Revival Sorority



**Background:** The Indiana University Tri-Delta house is individually listed as a local historic district. The building demonstrates a high degree of integrity. On July 24<sup>th</sup>, COA 25-40, conditionally approving several alterations but not the replacement of the round copper gutter and downspouts with octagonal copper colored gutters.

**Request:**

Installation of copper 8" gutters using copper "T-Bar" roof hangers and copper 5" round downspouts, tying into the existing ground tiles.

**Guidelines:** Secretary of the Interior Standards for Rehabilitation

Exterior Metal

Recommended



Protecting and maintaining architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.

Replacing in kind an entire architectural metal feature that is too deteriorated to repair if the overall form and detailing are still evident-using the physical evidence as a model to reproduce the feature. Examples could include cast iron porch steps or steel sash windows. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Removing an architectural metal feature that is unrepairable and not replacing it; or replacing it with a new architectural metal feature that does not convey the same visual appearance.

**Staff recommends approval of COA 25-73**

When gutter and downspout replacement was last proposed at 818 E 3<sup>rd</sup> St, the petitioner established that the system was leaking in many places and may need replacement rather than patching. The determination of the Commission was that because of the architectural significance of the building and the fact that the downspouts and gutters were an original and significant feature, they should be replaced with a system that matches the material and profile of the existing gutters. This new proposal would replicate the round copper gutters and copper hooks.



**CITY OF  
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

**APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS**

**INFORMATION ABOUT THE PROPERTY**

**Address of Property:** 818 E 3rd St, Bloomington, IN 47406

**Parcel Number(s):** \_\_\_\_\_

(OFFICE USE ONLY)

Filing Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

HPC Hearing Date: \_\_\_\_\_

**Bloomington Historic District:**

- ☐ Courthouse Square Historic District
- ☐ Elm Heights Historic District
- ☐ Fairview Historic District
- ☐ Garden Hill Historic District
- ☐ Greater Prospect Hill Historic District
- ☐ Maple Heights Historic District
- ☐ Matlock Heights Historic District
- ☐ McDoel Historic District
- ☐ Near West Side Historic District
- ☐ Prospect Hill Historic District
- ☐ Restaurant Row Historic District
- ☐ Showers Brothers Furniture Factory Historic District
- ☐ University Courts Historic District
- ☒ Other: Tri Delta House

**RATING (City of Bloomington Survey of Historic Sites and Structures)**

- ☐ Outstanding
- ☐ Notable
- ☐ Contributing
- ☐ Non-Contributing

**APPLICANT INFORMATION:**

**Name:** Clara Williams **Email:** cwilliams@trideltaeo.org

**Address:** 14951 Dallas Parkway, Suite 500, Dallas, TX 75254 **Phone:** 817-929-7527

**PROPERTY OWNER INFORMATION:**

**Check if the Applicant is the property owner** ☐

**Name:** Tri Delta **Email:** housing@trideltaeo.org

**Address:** 4951 Dallas Parkway, Suite 500, Dallas, TX 75254 **Phone:** 817-633-8001

**PROPOSED WORK (Check all that Apply):**

- ☐ New construction
  - ☐ Principal building
  - ☐ Accessory building or structure
  - ☐ Addition to existing building
- ☐ Demolition
  - ☐ Full Demolition
  - ☐ Partial Demolition
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- ☐ Alterations to the façade or exterior spaces of the property
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  - ☐ Door replacement
  - ☐ Siding
  - ☐ Roof material
  - ☐ Foundation
  - ☒ Other façade element: gutters, downspouts, fascia,
- ☐ New Signage
- ☐ Alterations to the yard
  - ☐ Alteration to fences, walls
  - ☐ Tree removal
- ☐ Other(s): \_\_\_\_\_

**ADDITIONAL REQUIRED DOCUMENTS**

- ☐ Written description of the nature of the proposal.
- ☐ Written description of all of the proposed materials to be used.
- ☐ Between 3 and 5 photographs of the historic site and/or structure before changes.
- ☐ Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- ☐ A map of the site with the site boundaries indicated.

**CERTIFICATION**

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: Ciara Williams Date: 10-16-25



5108 S Commercial St ♦ Bloomington, IN 47403 ♦ Phone (812) 824-3006 ♦ Fax (812) 824-3009 ♦ steves@bluemarble.net

## Proposal

Date: August 20, 2025

Reference# 6036

REVISED

<b>To:</b> Tri Delta	<b>Phone:</b> 817-865-3885	<b>Email:</b> cwilliams@trideltaeo.org
<b>Address:</b> 818 E. 3 <sup>rd</sup> Street Bloomington, IN. 47406	<b>Project Location:</b> SAME	

### We propose to furnish all labor and materials to perform the work as specified below:

#### (Base Bid)

- Remove all existing Gutters and Downspouts.
- Replace the Crown Mold Fascia wood on 12 of the Dormers.  
*\*Any damaged wood replaced that is not mentioned above will be an additional cost\**
- Install new **20 oz. Copper** 8" Gutters using Copper "T-Bar" Roof Hangers.
- Install new **16 oz. Copper** 5" Round Downspouts, tying into the existing ground tiles.
- Install all Copper Elbows, Endcaps, and "Y" adaptors.
- Solder all joints and seams to make watertight.
- Provide all Lift equipment needed to complete the scope of work.
- Remove all related debris from jobsite. Use a special magnet to collect stray nails from lawn and driveway.
- 2-Year Workmanship Warranty.

#### (Option)

- ☐ Install new Crown Mold Fascia wood on entire building----- (Add to base Bid) \$19,700.00
- ☐ Repair eaves as needed, install new soffit as needed to match the existing.  
*\*Note\* The option for new Fascia must be selected if this option is selected — (Add to Base Bid) \$18,500.00*

We propose to hereby furnish all labor and materials complete in accordance with the above specifications for:

**Payment Terms:** 1/3 of the base bid price amount before ordering of material, balance in full upon completion

**Payment:** Check, cash and card accepted. {3.5% convenience fee will be added to card transactions.}

**Finance Charge:** Interest will accrue on any balance over 10 days at a rate of 21% per year.

**Submitted By: Mark Hays** This proposal may be withdrawn if not accepted within 30 days

~**Acceptance** ~ NOTE: SEE CONDITIONS OF PROPOSAL STATED ON THE OTHER PAGES

**Base Bid Price: \$198,900.00**

The above price, specifications, terms, and conditions are satisfactory and are hereby accepted. I have received and accept the conditions of this proposal as stated on page two and three of this proposal. Steve's Roofing & Sheet Metal is authorized to proceed with scheduling and performing the work specified. Payment shall be made per the terms stated above

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_









**\* WORK CANNOT BE SCHEDULED AND MATERIALS WILL NOT BE ORDERED UNTIL THE SIGNED PROPOSAL IS RECEIVED IN THE OFFICE. \***



### ***Proposal Conditions***

<b><i>Contingencies</i></b>	<ul style="list-style-type: none"> <li>◆ This proposal is subject to change unless acceptance is made within thirty (30) days.</li> <li>◆ Work will not be scheduled until a Signed Proposal is received by our office.</li> <li>◆ All agreements contingent upon strikes, acts of nature, accidents, fires or other delays beyond the control of the roofing contractor.</li> <li>◆ All materials to be as specified and work conducted in a professional manner.</li> <li>◆ Any alteration or deviation from the plans and specifications involving extra costs will be agreed upon in written format prior to performance of additional work. Additional work could delay progress until a written change order is signed and returned to the SRSM office or a SRSM Rep.</li> <li>◆ All guarantees and warranties on products and services are with the original owner unless otherwise specified.</li> <li>◆ In the event that payment is not made as per the stated payment terms, Owner agrees to pay interest and any other collection costs.</li> <li>◆ Steve's Roofing and Sheet Metal shall be entitled to reimbursement of all reasonable attorney fees if legal action is necessary to enforce this agreement.</li> </ul>
<b><i>Structural Concerns</i></b>	<ul style="list-style-type: none"> <li>◆ Scope of work shall not include the detection, abatement, encapsulation, or removal of asbestos, mold, or similar hazardous substances. Contractor has the right to discontinue work if and when hazardous materials are discovered. Contractor shall be entitled to receive compensation for changes in scope of work or lengthy delays encountered as a result of hazardous materials as detailed above.</li> <li>◆ Contractor not responsible for structural soundness and shall have no liability whatsoever for the failure of the supporting structure to support men, materials, equipment, ice, snow and water whether it is occurred before during or after the outlined work.</li> <li>◆ Contractor not responsible for interior damages resulting from structural deficiencies such as loose or cracked plaster and drywall, sagging rafters, nail-pops, previously rotted or damaged siding materials, etc.</li> </ul>
<b><i>Insurance</i></b>	<ul style="list-style-type: none"> <li>◆ Owner shall carry insurance consisting of Fire, Vandalism, etc to protect the contractor until the work is completed.</li> <li>◆ Contractor shall carry Liability, Property Damage, and Worker's Compensation Insurance.</li> </ul>

**Registration ♦ Certification ♦ Insurance**  
*We are registered, licensed, and insured for your protection!*

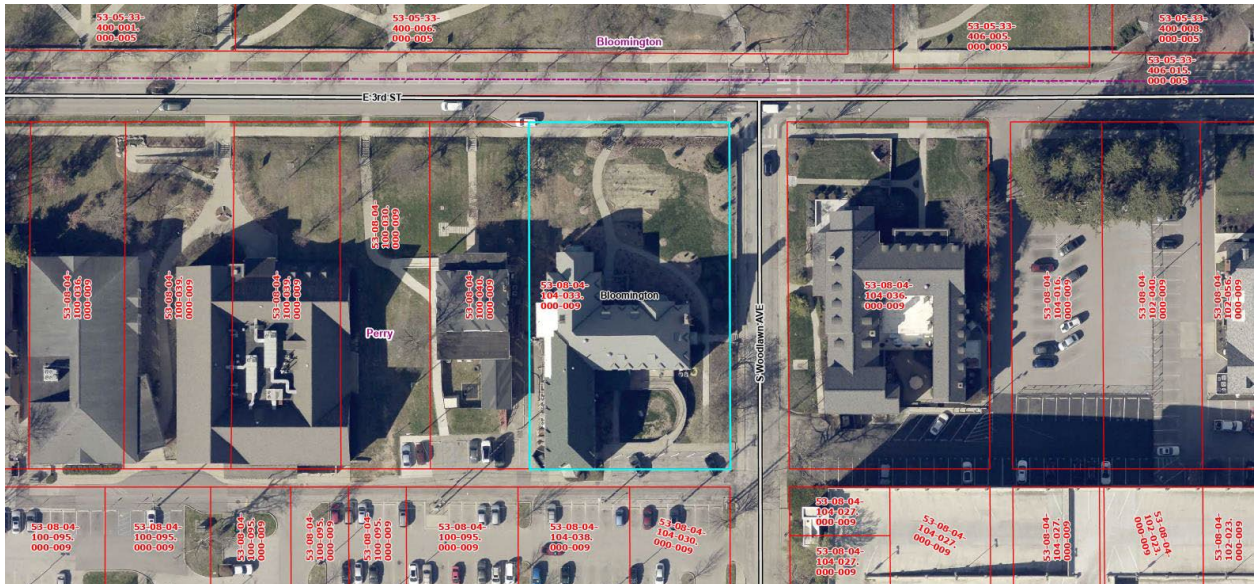
Registration	<ul style="list-style-type: none"> <li>• <b>Registered with Indiana Secretary of State</b> Professional Contracting, LLC d/b/a Steve's Roofing &amp; Sheet Metal TID 35-2122504 RPMC 01086734565-001-7</li> <li>• <b>US Dept of Defense – Central Contractor Registration</b></li> </ul>
Certification	<ul style="list-style-type: none"> <li>• <b>NRCA Member</b> </li> <li>• <b>Firestone Certified Installer</b></li> <li>• <b>GAF Master Elite Installer™ Contractor License ME26748</b> GAF Materials Corp (888) LEAK-SOS </li> <li>• <b>Johns Manville Certified Roofing Contractor</b> Johns Manville, Inc (800) 654-3103 </li> <li>• <b>GenFlex Authorized Roofing Contractor</b> GenFlex Roofing Systems (800) 443-4272 </li> <li>• <b>Triumph Registered Contractor #65633</b> Firestone Building Products (800) 428-4442 </li> <li>• <b>Republic Powdered Metals Registered Contractor</b> Republic Powdered Metals, Inc. (888) 742-7759 </li> <li>• <b>VELUX Solutions Certified Skylight &amp; Roof Window Installer</b> Velux Solutions, Inc. (800) 888-3589 </li> </ul>
Insurance	<ul style="list-style-type: none"> <li>• <b>Liability - Minimum \$1,000,000 liability, property damage, and completed operations.</b> Carrier: Transportation Insurance Policy CSU0049623 Agent: Insurance Partners, Inc (317) 293-7300 8909 Purdue Rd, Ste 105, Indianapolis, IN 46268</li> <li>• <b>Worker's Compensation – All of our employees are fully covered.</b> Carrier: Transportation Insurance Policy AWWCIN2194892013 Agent: Insurance Partners, Inc (317) 293-7300 8909 Purdue Rd, Ste 105, Indianapolis, IN 46268</li> </ul>
Membership	<ul style="list-style-type: none"> <li>• <b>Member, The Greater Bloomington Chamber of Commerce</b> PO Box 1302 – Bloomington, IN 47402</li> <li>• <b>Member, Better Business Bureau, Central Indiana</b> 22 E Washington St – Indianapolis, IN 46204 </li> </ul>

**Caution!** Do not choose a roofing contractor that is not properly insured.  
If an uninsured contractor has an accident at your home, you could be liable!





Gutters, fascia, dormers, all in bad shape.





<b>STAFF RECOMMENDATIONS</b>	Address: 200 E Kirkwood Ave (People's State Bank)
<b>COA 25-76</b>	Petitioner: Nancy Baldwin
<b>Start Date: 10/23/2025</b>	Parcel: 53-05-33-310-227.000-005
<b>RATING: NOTABLE</b>	1961 international style commercial building



**Background:** Built in 1961 by Monical and Wolverton, Inc, the Bloomington National Savings and Loan Association building is rated as Notable as an international style commercial building. It was designated a local historic district in 2022, and several stories have since been added since the building's conversion into a hotel.

**Request:** Installation of backlit sign onto marble curtain wall.



**Guidelines:** US Department of the Interior Preservation Brief 25: The Preservation of Historic Signs

#### New Signs and Historic Buildings

- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building.
- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

#### **Staff does not recommend approval of COA 25-76**

This building's curtain walls and large plate glass windows make sign placement a challenge, particularly in the marble wall is to be protected. One way to prevent further damage to this material would be to attach the sign to the awning. Since the building itself is modern and the scale of the sign is not obtrusive, staff does not find an issue with the design proposed.



**CITY OF  
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

**APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS**

**INFORMATION ABOUT THE PROPERTY**

**Address of Property:** 200 E. Kirkwood Ave.

**Parcel Number(s):** 53-05-33-310-227.000-005

(OFFICE USE ONLY)

Filing Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

HPC Hearing Date: \_\_\_\_\_

**Bloomington Historic District:**

- ☒ Courthouse Square Historic District
- ☐ Elm Heights Historic District
- ☐ Fairview Historic District
- ☐ Garden Hill Historic District
- ☐ Greater Prospect Hill Historic District
- ☐ Maple Heights Historic District
- ☐ Matlock Heights Historic District
- ☐ McDoel Historic District
- ☐ Near West Side Historic District
- ☐ Prospect Hill Historic District
- ☐ Restaurant Row Historic District
- ☐ Showers Brothers Furniture Factory Historic District
- ☐ University Courts Historic District
- ☐ Other: \_\_\_\_\_

**RATING (City of Bloomington Survey of Historic Sites and Structures)**

- ☐ Outstanding
- ☐ Notable
- ☐ Contributing
- ☐ Non-Contributing

**APPLICANT INFORMATION:**

**Name:** Gables Bagels - Nancy Baldwin

**Email:** nancy@gablesbagels.com

**Address:** 400 E. 3rd Street #6, Bloomington, IN 47408

**Phone:** 8123270212

**PROPERTY OWNER INFORMATION:**

**Check if the Applicant is the property owner** ☐

**Name:** Elliot Lewis Bailey 8 LLC

**Email:** erlwis@aol.com

**Address:** 601 N. College Ave., Bloomington, IN 47404

**Phone:** 812-339-8777

**PROPOSED WORK (Check all that Apply):**

- ☐ New construction
  - ☐ Principal building
  - ☐ Accessory building or structure
  - ☐ Addition to existing building
- ☐ Demolition
  - ☐ Full Demolition
  - ☐ Partial Demolition
- ☐ Moving a building
- ☐ Alterations to the façade or exterior spaces of the property
  - ☐ Window replacement
  - ☐ Door replacement
  - ☐ Siding
  - ☐ Roof material
  - ☐ Foundation
  - ☐ Other façade element: \_\_\_\_\_
- ☒ New Signage
- ☐ Alterations to the yard
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3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

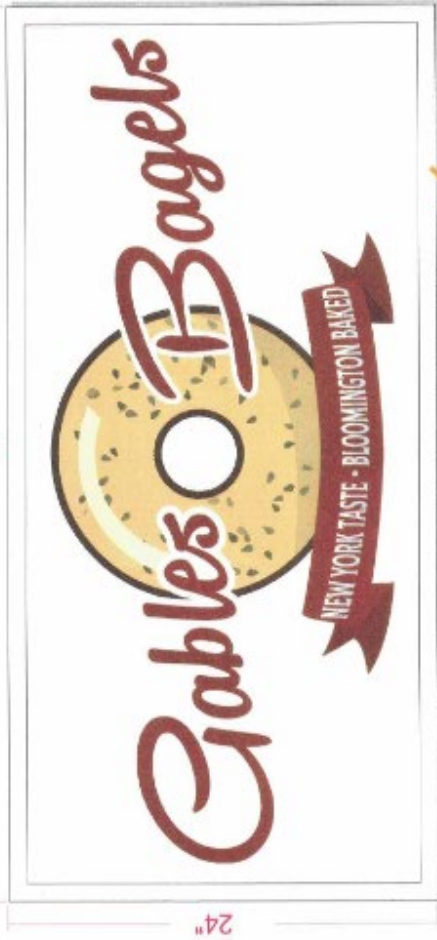
Applicant's Signature: \_\_\_\_\_

*Nancy Baldwin*

Date: 10/22/25

# Exterior Sign 18A

50"



24"

Cabinet Retainer Face: White

Cabinet & Retainer Sides:  
Alfrex Graphite Metallic

Materials: Internally Lit Cabinet w/ Acrylic Face & 4c Vinyl  
Colors: Alfrex Graphite Metallic Cabinet Sides & Returns,  
White Face & Cabinet Trim, 4c Vinyl Logo & Copy

Typestyle: N/A

Mounting: TBD

Quantity: 1 (Single Faced)

ALFLEX®  
Graphite  
Metallic  
(JF73335)

C: 44  
M: 67  
Y: 54  
K: 56

C: 72  
M: 27  
Y: 56  
K: 0

C: 8  
M: 15  
Y: 44  
K: 0

C: 35  
M: 98  
Y: 54  
K: 56

C: 32  
M: 99  
Y: 54  
K: 47

C: 23  
M: 100  
Y: 100  
K: 35

Notes:

Scale: 1" = 2"

Drawing Date: 08/11/2025

Revision: 04

Approved:

Date:

Sales Rep: Thomas Hopkins

Client: Gables Bagels

Address:

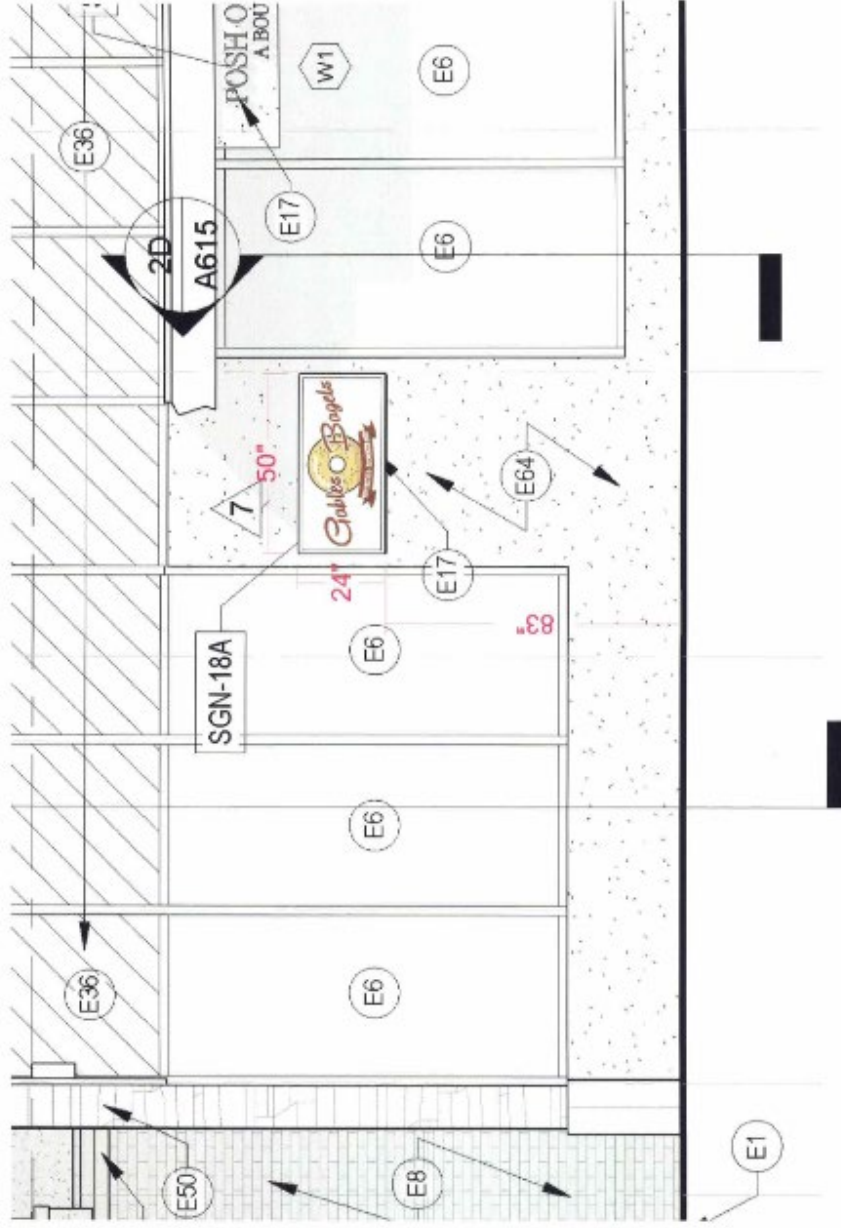
Contact:

**SIGNSOLUTIONS**  
505 COMMERCIAL PKWY WEST OR  
GREENWOOD, IN 46143

www.signsolution.com 317-681-8818

This drawing is the property of Signsolutions, Inc. It is to be used for the project only and is not to be reproduced or used for any other project without the written consent of Signsolutions, Inc. © 2025 Signsolutions, Inc. All rights reserved.

Exterior Sign 18A (Elevation Detail)



**SIGNSOLUTIONS**  
 505 COMMERCE PKWY WEST DR  
 GREENWOOD, IN 46143  
 www.signsolution.com 317-881-1818

Client: Gables Bagels  
 Address:  
 Contact:

Scale: 1" = 10"  
 Drawing Date: 08/11/2025  
 Revision: 04

Notes:  
 Sales Rep: Thomas Hopkins

Approved:  
 Date:  
 The sign is the property of Signsolutions, Inc.  
 It is to be used only for the project and location specified.  
 No other use or reproduction is permitted without the written consent of Signsolutions, Inc.




# SIGN SOLUTIONS

THE BRIDGE BETWEEN CHALLENGE AND SOLUTION


Project: Gables Bagels  
Location: Bloomington, IN  
Date: 10/22/25

Sign Solutions will be mounting the single-faced, illuminated cabinet to the wall with 1/4" masonry Tapcons, along the top and bottom, roughly every 18-24". This will require an estimated (10-12) 1/4" diameter holes.

Here are the specs for the Tapcons:



**CONCRETE ANCHORS**  
ANCLAS PARA HORMIGÓN  
3/16" and 1/4" Diameter



**PERFORMANCE TABLES**  
BLUE, WHITE, AND STAINLESS

**Installation Instructions**  
Read these instructions carefully. Failure to follow these instructions can result in serious personal injury.

**Drill** using a hammer drill, drill hole 1/4" deeper than anchor embedment. Use the chart below to select the correct drill bit.

**Clean** hole, using a blow out bulb or compressed air, remove dust from hole.

**Drive** anchor using a hammer drill with nut driver or Phillips bit until fully seated.

For faster and easier installation, use a Tapcon® Driveline® installation tool.

**Instrucciones de instalación**  
Lee cuidadosamente estas instrucciones. Si no sigue estas instrucciones pueden producirse lesiones serias.

**Tráselo** con un taladro de percusión un agujero 1/4" (6.4 mm) más profundo que el empujamiento de anclaje.

Use la tabla de abajo para seleccionar la broca correcta.

**Limpie** el agujero, usando un bulbo de soplar o aire comprimido, quite el polvo del agujero.

**Introduzca** el ancla usando un taladro de percusión con broca para tornillo o una punta Phillips, hasta dejarla bien asentada.

Para una instalación más fácil, utilice una Driveline® Tapcon.

Anchor Size (mm)	Drill Bit Size (mm)	Min. Anchor Embedment (mm)	Phillips Bit (mm)	Nut Driver (mm)
3/16"	5/32"	1"	#2	1/4" Hex
1/4"	3/8"	1"	#2	5/16" Hex

**Ultimate Tension and Shear Values (LBS/KN) IN CONCRETE**

Anchor Size (mm)	Min. Embedment (mm)	F x F 3000 PSI (LBS/KN)	F x F 3000 PSI (LBS/KN)	F x F 4000 PSI (LBS/KN)	F x F 4000 PSI (LBS/KN)	F x F 5000 PSI (LBS/KN)	F x F 5000 PSI (LBS/KN)
3/16"	1-1/2"	1000 (4.5)	1000 (4.5)	1000 (4.5)	1000 (4.5)	1000 (4.5)	1000 (4.5)
1/4"	1-1/2"	1500 (6.8)	1500 (6.8)	1500 (6.8)	1500 (6.8)	1500 (6.8)	1500 (6.8)

Values are based on the ultimate tensile strength of the anchor and the concrete. For design purposes, use the design values in the table below.

**To install Small or Medium Diameter Tapcons**

Tapcon® Anchor/Drill Bit Guide

Anchor Size (mm)	Drill Bit Size (mm)	Min. Embedment (mm)	Phillips Bit (mm)	Nut Driver (mm)
3/16"	5/32"	1"	#2	1/4" Hex
1/4"	3/8"	1"	#2	5/16" Hex

**Para instalar las Tapcons con un se Diámetro**

Guía de Brocas y Anclas Tapcon®

Anchor Size (mm)	Drill Bit Size (mm)	Min. Embedment (mm)	Phillips Bit (mm)	Nut Driver (mm)
3/16"	5/32"	1"	#2	1/4" Hex
1/4"	3/8"	1"	#2	5/16" Hex

**ALLOWABLE EDGE AND SPACING DISTANCES**

Anchor Size (mm)	Min. Edge Distance (mm)	Min. Spacing (mm)
3/16"	1-1/2"	1-1/2"
1/4"	1-1/2"	1-1/2"

**CONCRETE MASONRY LIMITS (LBS/KN)**

Anchor Size (mm)	Min. Edge Distance (mm)	Min. Spacing (mm)
3/16"	1-1/2"	1-1/2"
1/4"	1-1/2"	1-1/2"

**Thomas Hopkins**  
Sales / Projects  
Sign Solutions  
505 Commerce Parkway West Dr.  
Greenwood, IN 46143  
p. 317.881.1818  
f. 317.881.1919  
c. 317.697.1418  
[tmhopkins4@gmail.com](mailto:tmhopkins4@gmail.com)







<b>STAFF RECOMMENDATIONS</b>	Address: 703 E 7th St (University Courts HD)
<b>COA 25-77</b>	Petitioner: Michael Chamblee
<b>Start Date: 10/23/2025</b>	Parcel: 53-05-33-403-043.000-005
<b>RATING: CONTRIBUTING</b>	1915 2-story craftsman house



**Background:** 703 E 7th St is a two-story limestone craftsman house with Italianate features. This façade is visible from N Fess Ave and the parking lot and alley to the north of the building. In June 2025, the property owner received COA 25-32 for the replacement of the rear single story shed addition. The Fire Marshall has requested a revision of the proposed rear addition to allow for more clearance for kitchen exhaust, which would extend the addition north another 5' into what is now the parking lot. This proposal also includes the construction of a wooden deck and ramp at the NE corner of the first floor of the building.

**Request:** Replacement of rear single story addition and construction of a rear wooden deck.

Chabad House

703 E. 7<sup>th</sup>. St.

Bloomington, IN 47408

May 15, 2025

Remodel scope of work:

- Demolition of existing roof structure; 6' x 25' north end of existing kitchen.
- Removal of existing hood and exhaust fan, one existing window, and existing pantry closet.
- Installation of new flat roof, entry door and exterior siding
- Installation of new kitchen hood, exhaust fan and make-up air systems.
- Installation of one, metal exterior door.

Materials:

- Siding: LP SmartSide 0.375" x 8", primed wood composite lap siding; 5/4 Smartside trim.
- Roofing: Flat, gray TPO membrane.

Mechanical:

- Kitchen hood exhaust fan, similar to existing, roof mounted on new flat roof.
- Make-up air system installed on ground within an existing fenced area; one 12" x 12" supply duct up and through wall, and connected to the kitchen hood.

Submitted by:



Michael Chamblee, Architect

**Guidelines:** University Courts HD

5.1 Additions and New

Construction

Many types of additions can be appropriate as long as they do not damage the home's historic features, materials, and style, or the spatial relationships

that characterize the original building and site. Although additions and new construction must be compatible with surrounding historic properties, it should be noted that no two houses in the district are alike and identically sited, therefore creativity and individuality in interpreting a historic design will be considered. Changes to non-contributing houses are held to less restrictive standards than those to contributing properties, but additions and setting elements will still require review.

#### Preservation Goals for Additions and New Construction

To harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, materials, spatial rhythm, and proportion when designing additions and buildings. To preserve the historic character and elements of contributing properties and their surroundings during new construction of compatible buildings and additions

#### II. Construction of additions.

- Locate additions so as not to obscure the primary facade of the historic building.
- Retain significant building elements and site features, and minimize the loss of historic materials and details.
- Size and scale of additions should not visually overpower the historic building or significantly change the proportion of the original built mass to open space.
- Select exterior surface materials and architectural details for additions that are complementary to the existing building in terms of composition, module, texture, pattern, and detail.
- Additions should be self-supporting, distinguishable from the original historic building, and constructed so that they can be removed without harming the building's original structure.
- Protect historic features and large trees from immediate and delayed damage due to construction activities.
- Sensitive areas around historic features and mature trees should be roped off before demolition or construction begins.

#### II. The addition of new patios, terraces, or decks.

- New patios or terraces should avoid disturbance of a property's character-defining features and be subordinate to the scale and mass of the home.

- Appropriately scaled, landscaped, and constructed patio seating areas may be permitted in front of the primary facade of the house with permission of the BHPC.
- Employ materials appropriate to the neighborhood, such as stone, brick, or materials suggested by the style of the house, when constructing any additions.
- Decks should be constructed well behind the primary facade. Although wood is the preferred building material, some composite decking materials may be considered.
- All new construction should be self-supporting, not anchored into masonry foundations, and be removable without destroying historic materials.

**Staff recommends approval of COA 25-77**

The proposed rear addition would replace a later addition on the rear of the house and would not obscure a primary façade. It is compatible in scale and materials to the primary structure, and is self-supporting and distinguishable from the original house. Adjacent to a parking lot, its impact on the site would be minimal. The replacement addition would be very close in size to the existing addition, and the added vent would be inconspicuous and located on a minor elevation. The deck, likewise, would be minimally visible from the street and is appropriately scaled to the building.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 703 E. 7th St.  
Parcel Number(s): 53-05-33-403-043.000-  
005

(OFFICE USE ONLY)

Filing Date: \_\_\_\_\_  
Case Number: \_\_\_\_\_  
HPC Hearing Date: \_\_\_\_\_

### Bloomington Historic District:

- ☐ Courthouse Square Historic District
- ☐ Elm Heights Historic District
- ☐ Fairview Historic District
- ☐ Garden Hill Historic District
- ☐ Greater Prospect Hill Historic District
- ☐ Maple Heights Historic District
- ☐ Matlock Heights Historic District
- ☐ McDoel Historic District
- ☐ Near West Side Historic District
- ☐ Prospect Hill Historic District
- ☐ Restaurant Row Historic District
- ☐ Showers Brothers Furniture Factory Historic District
- ☒ University Courts Historic District
- ☐ Other: \_\_\_\_\_

### RATING (City of Bloomington Survey of Historic Sites and Structures)

- ☐ Outstanding
- ☐ Notable
- ☒ Contributing
- ☐ Non-Contributing

### APPLICANT INFORMATION:

Name: Michael Chambliss - Architect Email: michael/chamblissarchitect@gmail.com

Address: 1833 Country Club Rd. Nashville, IN Phone: 812-345-2942  
47448

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Merkos L'Inyouni Chivuch  
Name: Lubavitch of Indiana Inc. Email: rabbia@chabadiv.com

Address: 703 E. 7th St. Bloomington, IN 47408 Phone: 929-434-7585



**PROPOSED WORK (Check all that Apply):**

- ☐ New construction
  - ☐ Principal building
  - ☐ Accessory building or structure
  - ☒ Addition to existing building
- ☐ Demolition
  - ☐ Full Demolition
  - ☒ Partial Demolition
- ☐ Moving a building
- ☐ Alterations to the façade or exterior spaces of the property
  - ☐ Window replacement
  - ☒ Door replacement
  - ☒ Siding
  - ☒ Roof material
  - ☒ Foundation
  - ☒ Other façade element: Flat roof
- ☐ New Signage
- ☐ Alterations to the yard
  - ☒ Alteration to fences, walls
  - ☐ Tree removal
- ☐ Other(s): \_\_\_\_\_

**ADDITIONAL REQUIRED DOCUMENTS**

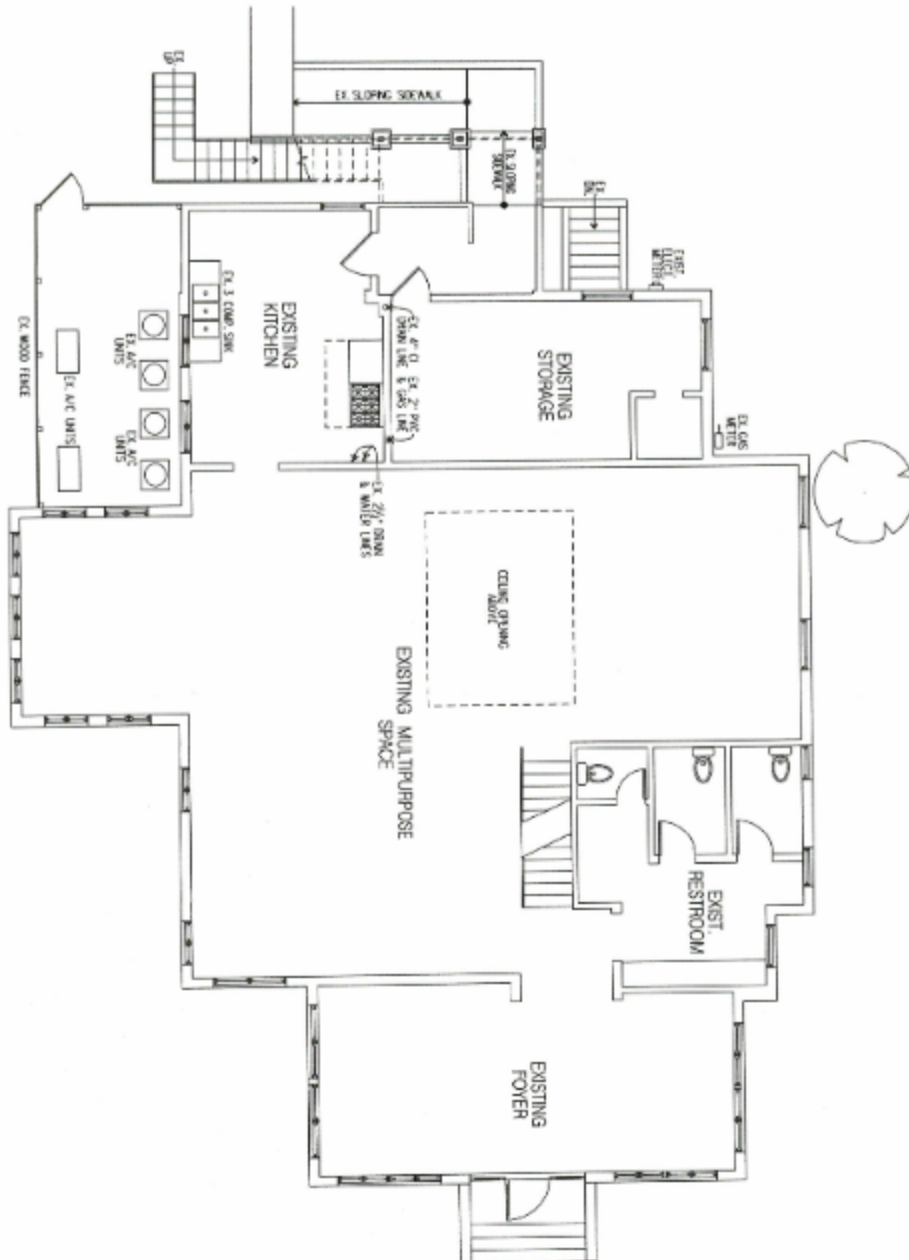
- ☒ Written description of the nature of the proposal.
- ☒ Written description of all of the proposed materials to be used.
- ☒ Between 3 and 5 photographs of the historic site and/or structure before changes.
- ☒ Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- ☒ A map of the site with the site boundaries indicated.

**CERTIFICATION**

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: M. Chamberlee Date: 10/22/25



# EXISTING 1st FLOOR PLAN

SCALE: 3/8" = 1'-0"

2,757 s.f.



**EX1**

DATE: 10/14/05

REMODEL FOR  
**CHABAD HOUSE @ I.U.**  
703 E. 7th ST. BLOOMINGTON, INDIANA

**MICHAEL CHAMBLEE  
ARCHITECT ♦**

1833 COUNTRY CLUB ROAD  
812-343-2862

NASHVILLE, INDIANA 47448  
michaelchambleearchitect@gmail.com



# EXISTING 2nd FLOOR PLAN

SCALE: 1/8" = 1'-0"

2,737 s.f.



EX2  
Date: 10/14/03

REMODEL FOR  
**CHABAD HOUSE @ I.U.**  
703 E. 7th ST. BLOOMINGTON, INDIANA

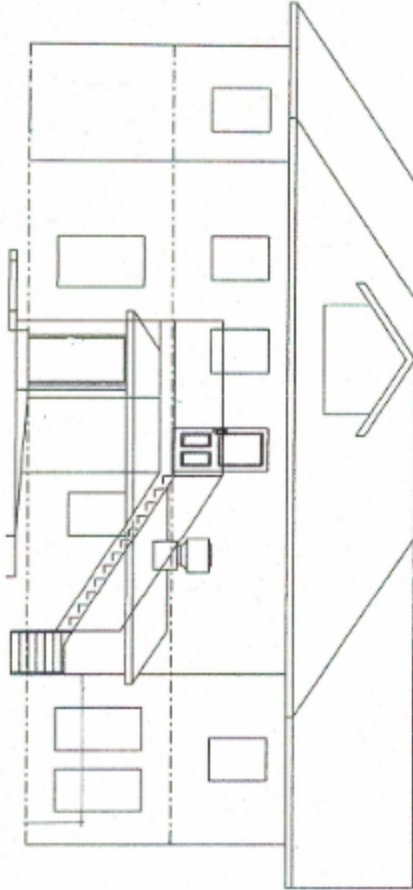
**MICHAEL CHAMBLEE  
ARCHITECT** ♦

1835 COUNTRY CLUB ROAD  
812-345-2912

NASHVILLE, INDIANA 47448  
michaelchambleearchitect@gmail.com

# EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



Date: 4/1/2025

**EX3**

BUILDING ADDITION & REMODEL FOR  
**CHABAD HOUSE @ I.U.**

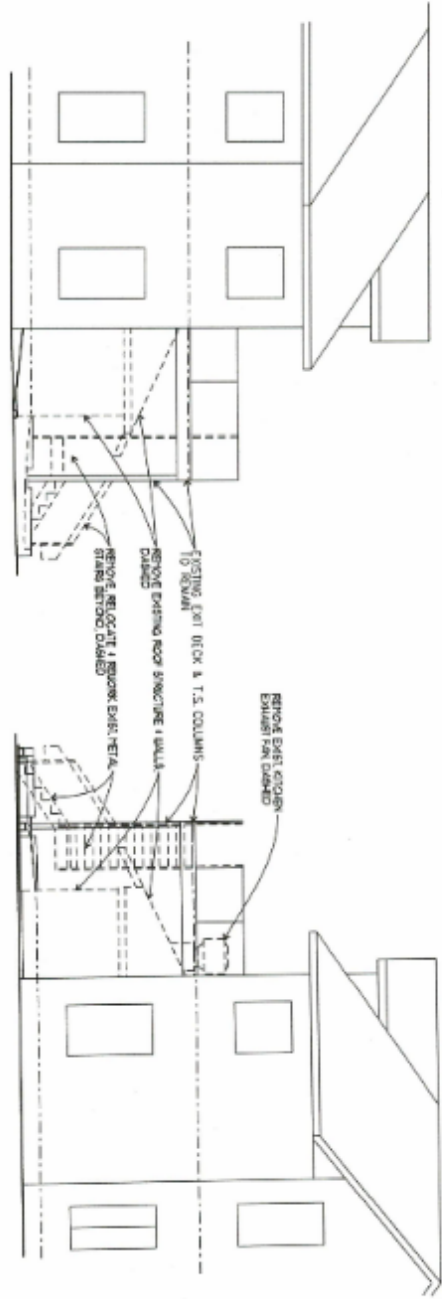
705 E. 7th ST.

BLOOMINGTON, INDIANA

**MICHAEL CHAMBLEE**  
**ARCHITECT ♦**

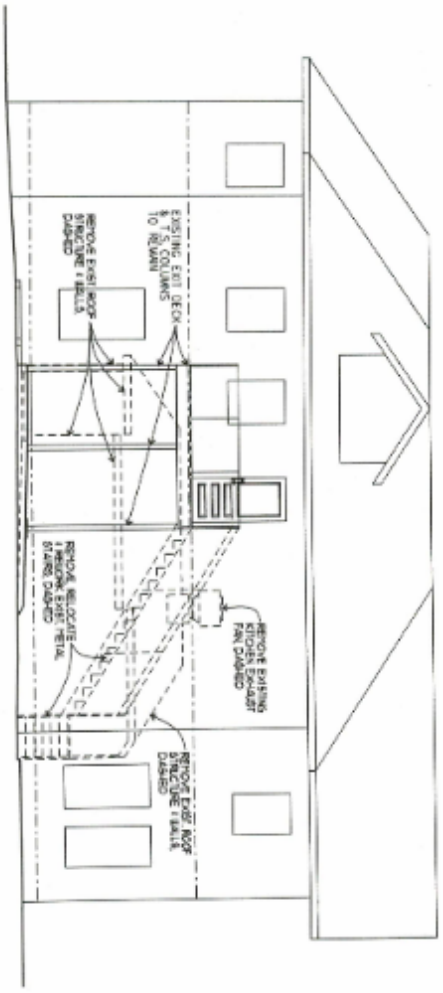
1833 COUNTRY CLUB ROAD  
812-345-2942

NASHVILLE, INDIANA 47448  
michaelchambleearchitect@gmail.com



PARTIAL EAST ELEVATION

PARTIAL WEST ELEVATION



NORTH ELEVATION

# DEMOLITION ELEVATIONS

SCALE: 1/8" = 1'-0"

**D3**  
Date: 10/14/23

REMODEL FOR  
**CHABAD HOUSE @ I.U.**  
703 E. 7th ST. BLOOMINGTON, INDIANA

**MICHAEL CHAMBLEE ARCHITECT** ♦  
1833 COUNTRY CLUB ROAD NASHVILLE, INDIANA 47448  
612-343-2542 michaelcham@architect@gmail.com

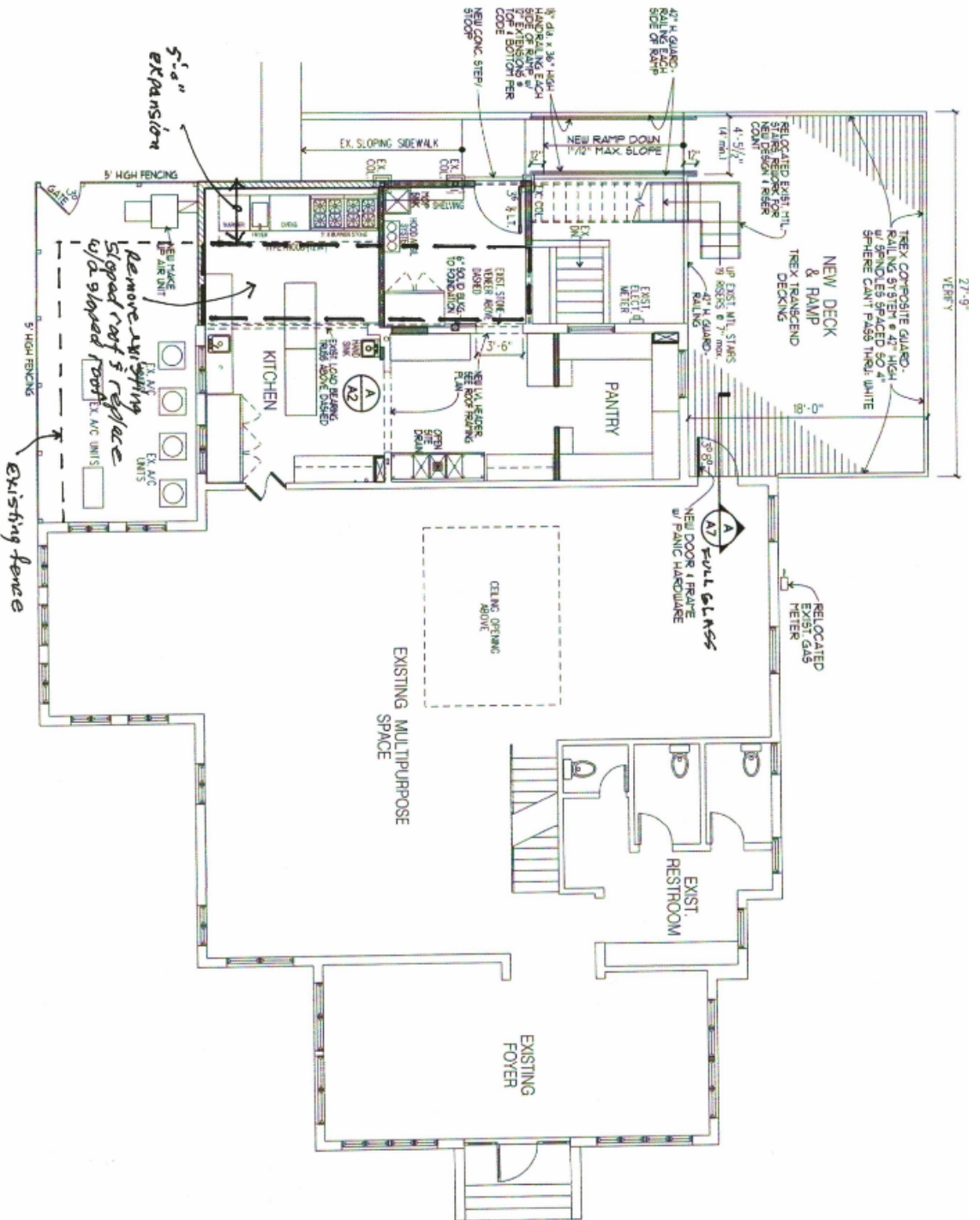


Proposed

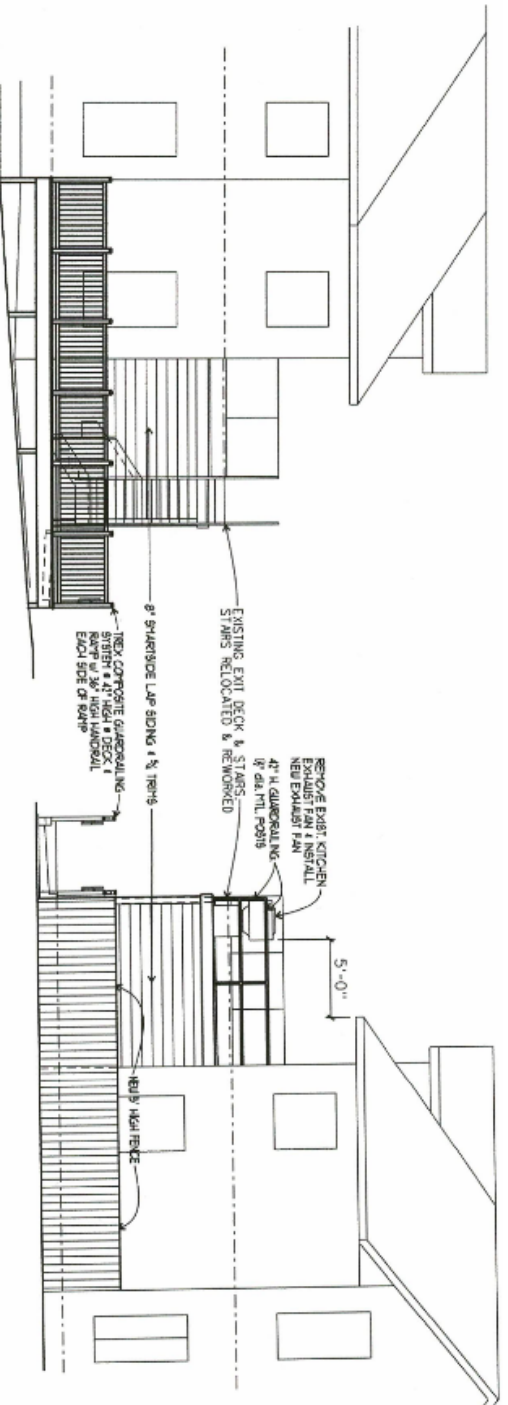
# 1st FLOOR PLAN

SCALE: 1/8" = 1'-0"

2,757 S.F.





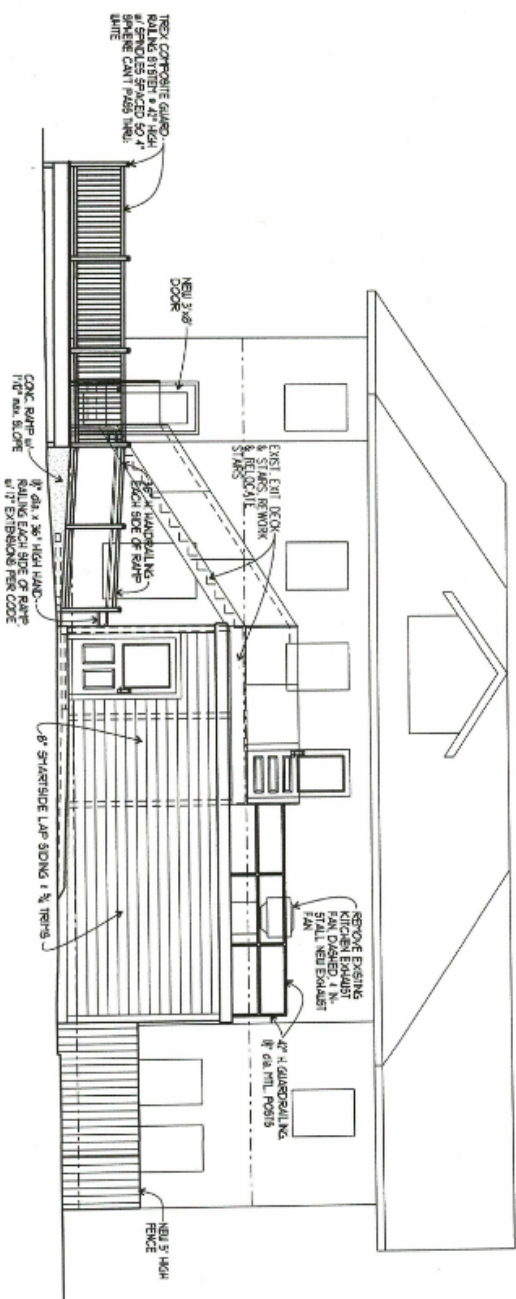


# PARTIAL EAST ELEVATION

SCALE: 1/8" = 1'-0"

# PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0"



# Proposed

# NORTH ELEVATION

SCALE: 1/8" = 1'-0"

## BLOOMINGTON, INDIANA




minutes 26 seconds (WCT) a distance of 12.07 km to the west line of the foot one-half of mile of the Burnetts Cove (2). The race along and over the MCT (1) 20 degrees 25 minutes 40 seconds (WCT) a distance of 20.38 km to the point of beginning and continuing 0.0033 km, more or less.

NO. 1377000027  
STATE OF  
NEW YORK  
LAND SURVEYOR

703 EAST 7th STREET  
BLOOMINGTON, INDIANA  
FOR  
IU REAL ESTATE



<b>STAFF RECOMMENDATIONS</b>	Address: 503 N Rogers
<b>DD 25-25</b>	Petitioner: Kimley-Horn
<b>Start Date: 9/17/2025</b>	Parcel: 53-05-32-100-006.000-005
<b>RATING: CONTRIBUTING</b>	Shawnee Stone Company Mill and Quarry
	
<p><b>Background:</b> In 1916 Irving Fell purchased the Shawnee Stone Company Mill and Quarry and used the land to start a company buying and selling iron and steel. The company was sued in 1988 by the U.S. Environmental Protection Agency for PCB contamination. In the early 1990s, twenty-seven thousand tons of soil were removed from the site and transported to a landfill in Utah. In 1996, Harold Dumes bought the company and renamed it Bloomington Iron and Metal.</p> <p>There are three contributing structures on the site: A two story stone and steel girder loading dock by the B-line c. 1895, a steel roof shed on wood posts c. 1910, and a 1953 cement block one story office building.</p> <p>This item has been continued pending an investigation of the feasibility of preserving the stone mill loading dock on site.</p>	
<b>Request:</b> Full demolition	



**Guidelines:** According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

**Staff Recommendation: Staff Recommends release of DD 25-25.**

The structure with the greatest significance on the site is by far the turn of the century railroad loading dock. While finding a new use for the contributing structures on this site could be difficult, staff encourages the petitioner to find a way to integrate this feature into a revised site plan.



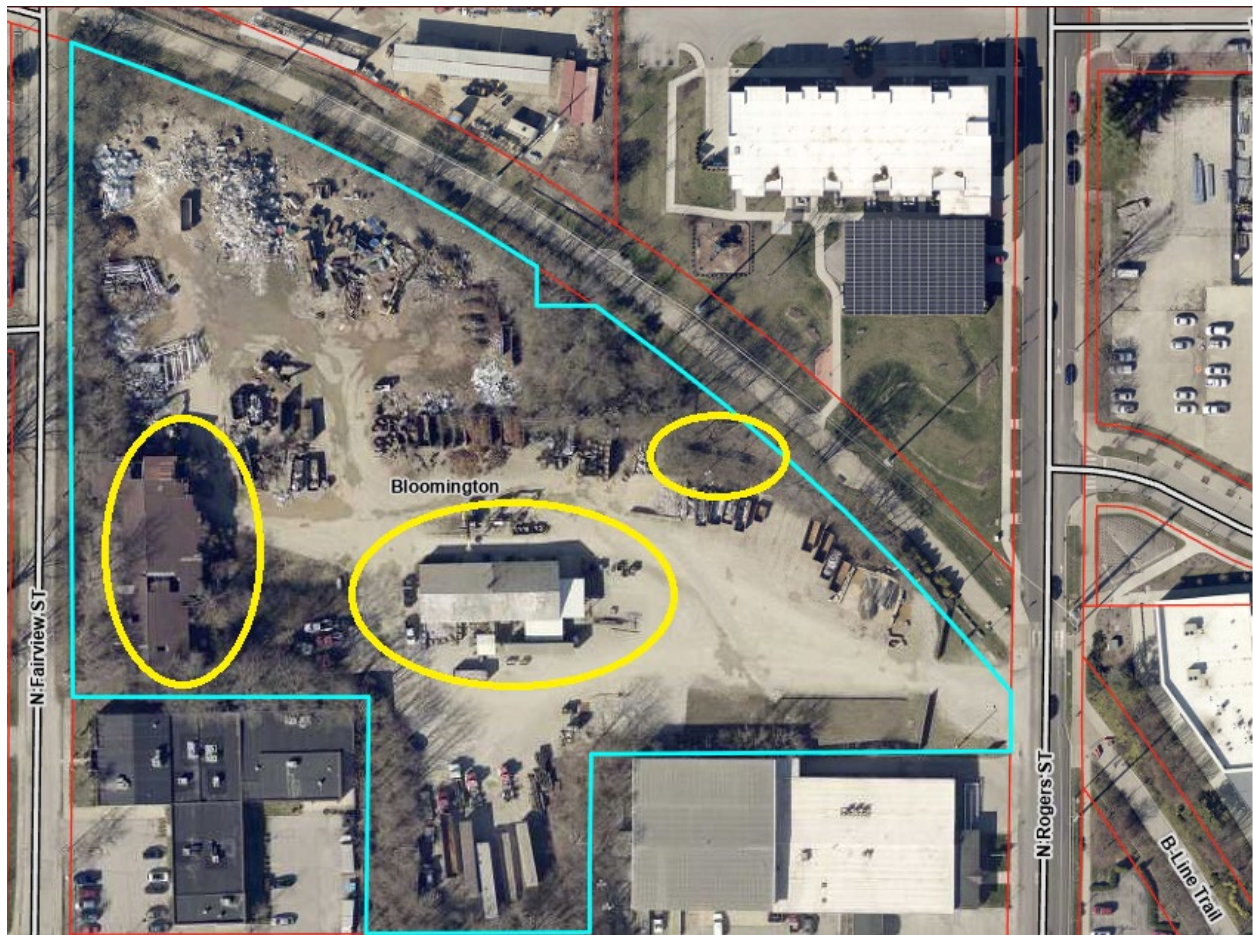
Shed as seen from N Fairview St



Loading dock as seen from the B-Line trail north of lot







Site of demolition with contributing structures marked